

# CHESTER CREEK HOUSE RULES

## A MESSAGE FROM THE BOARD OF DIRECTORS OF CHESTER CREEK

**Welcome to the CHESTER CREEK TOWNHOUSE CONDOMINIUM ASSOCIATION.**

You have chosen to live in one of the best Associations. It is well built, well maintained with a high reputation and value, with a financially solid Association and a hard-working group of neighbors. It is in an excellent location and a good neighborhood.

There are some important requirements of you as occupants that have helped Chester Creek become what it is today. As an owner or tenant, you may want to know what legal restrictions allow the Association to work.

### **THESE RULES COVER ALL OCCUPANTS OF THE ASSOCIATION**

The following rules are brief explanations of the rules, which have, in the past been the source of most complaints. Please review the Declaration of Covenants and Bylaws of the Association. Owners, tenants, and guests living in Chester Creek are governed by these restrictions and the Association can act legally for violations.

### **PLEASE KEEP THIS FOR REFERENCE. OUR NUMBER IS BELOW. MAKE SURE EVERYBODY WHO LIVES WITH YOU OR VISITS YOU FOLLOWS THE RULES.**

- 1. COMMON AREAS:** In general, everything outside the walls of your condo is the common area including the land, walkways, driveways, and landscaping. It is for the use and enjoyment of all owners and is owned in common by everyone.
- 2. PARKING, STORING VEHICLES AND OTHER THINGS:** This central parking areas are for guests and not for resident parking, except occasionally. This is most important for any vehicles that are not regularly driven.

There can be no outside storage of trailers, snowmobiles, or recreational vehicles at any time. You are required to park your own vehicles in your garage, or if there is enough space, directly in front of it.

Garages are to be used for parking vehicles, not for living, recreational, or business purposes. Parking areas in the front of the garages are not for permanent storage, furniture, benches, barbecues, or other items.

Vehicle modifications (including any repair or maintenance activity) creating a nuisance or a hazard to life, safety, or property of the Association, homeowners, or residents, is prohibited.

- 3. PETS:** to put it simply, if your cat or dogs poop outside, you clean it up immediately.

4. **NOISE:** You are required to be extremely careful about noise. If your neighbor can hear your television or stereo through the walls or through open windows, it is probably too loud. Bylaws, Article VII, Section 3 (b).
5. **FIREWORKS:** The Association is bound by its property and liability insurance policy and the Declaration to observe Municipal laws and ordinances. Fireworks are prohibited in Anchorage and in the Association at all times. Article IX, Section 3.
6. **ADDITIONS AND ALTERATIONS:** Please note that no additions, alterations, or decorations are allowed in the common areas or limited common areas (porches for example) without the approval of the Board of Directors. Article IX, Section 5.

The Bylaws prohibit hanging of baskets, rugs, clothes, or other objects from the exteriors, windows, balconies, or any part of the buildings.

7. **RENTERS:** As an owner, you are responsible for the actions of tenants. You are required to comply with all rules of the Association. Failure to comply with the rules will result in sanctions against the owner.
8. **HOUSE RULE VIOLATION FINES:** Effective June 25, 2004 the Board of Directors raised the violation fines of the House Rules from \$25.00 to:

- 1<sup>st</sup> Offense – Written Warning
- 2<sup>nd</sup> Offense - \$50.00 Fine
- 3<sup>rd</sup> Offense \$150.00 Fine
- 4<sup>th</sup> Offense – Removal of item or \$250.00 Fine

A written warning will be sent out first. Fines will be added to the monthly dues billing and will be subject to a late fee if not paid by the end of the month in which they are billed. Fines are charged to the unit owner and not the tenant. Owners have the right to appeal the fine to the Board of directors.

## QUESTIONS?

If you have any questions, please call Snow's Management, Inc at 907-563-8333. We can answer questions or get them to the Board of Directors. Snow's Management is open 9:00 am to 4:30 pm.

For Emergencies, please call 563-8333 and select "9" and follow the instructions.