

# **Condensed House Rules From the Board of Directors For East Quarter Condominium Association November 2024**

For the most part, the following items have been summarized from the Covenants, Bylaws, and Resolutions of the East Quarter Condominium Association and as such, are binding. Board members are responsible for abiding by all the rules of the Association, and must act as a guide to long-term and new property owners, and to renters, who have joined us at East Quarter.

The Board of Directors is made up of homeowners who volunteer to assess, maintain, and assure a safe, secure, clean, and hazard-free environment in all common areas of the property. This is accomplished by overseeing the budget, and directing property management personnel.

Please note that if Association rules are violated, the Board of Directors has the unpleasant duty to take official action against the owner, even if it is a renter who caused the problem. The Board has a fiduciary responsibility to the homeowners and the homeowner association to enforce the rules.

Effective in 2019, the Board of Directors adopted the following fine schedule:

|   |          |
|---|----------|
| 1 <sup>st</sup> offense:  | \$50.00  |
| 2 <sup>nd</sup> offense and recurring offenses and/or intervals:            | \$100.00 |
| Returned check fee (includes bank fee and management's administrative fee): | \$40.00  |
| Association Dues – Late fee/per month                                       | \$15.00  |

## **Rules Summary**

**Barbecues** – There is to be no barbecue use on the decks or inside the units. Electric barbecues ONLY may be used on the lawn, and the unit must stand at least 10 feet from the building structure.

**Car Exhaust** – Do not idle your vehicle in the garage. Carbon monoxide kills.

**Children** – Children are welcome at East Quarter, whether as guests or as residents. The Board asks that children be controlled so they do not disturb other residents.

**Common Areas and Limited Common Areas** – Keep these areas neat and clean. These areas include hallways, the elevator, outside parking lots, the garage and individual parking areas, the lawn and outside grounds, and the garbage dumpster area. If you drop something, pick it up. If you soil something, clean it up. This **includes** when you are taking your trash out to the dumpsters and something drops, leaks or spills from your trash container.

Please note that there is a **NO SMOKING** policy for indoor common and limited common areas, especially the elevator, hallways, and the garage. Not only is this against Association covenants and regulations, but also harmful to the health of residents.

**Decks** – There should be no structure or container which exceeds the height of the railing

surrounding the deck. Any container shall not have a consolidated weight in excess of 200 pounds. An example would be that a small freezer **with its contents** shall not exceed 200 pounds. The total weight of all items stored on the decks should not exceed 250 pounds.

#### **Drains, Sinks, Plumbing -**

- No grease down kitchen drains, please!
- Always run a lot of cold water when using your garbage disposal; never try to grind hard or fibrous items such as corn cobs, celery, etc.
- To prevent hair clogs and backing up plumbing please use hair catcher devices. If a plumber must be called to clear clogs caused by a resident, the cost will be charged back to the owner.
- Do not flush personal wipes down the toilet.

#### **Dumpsters –**

- Cut down or crush cardboard boxes before throwing them into the dumpster.
- Wrap your food refuse in plastic bags to avoid attracting animals and to reduce offensive odors as food decomposes.
- Please, no loose garbage. BAG IT. TIE IT. TOSS IT.
- If you drop or spill anything, clean up after yourself.

Anchorage Refuse empties the dumpsters each Monday, Wednesday, and Friday. If you have large items to dispose of (large kitchen appliances, washer / dryers, furniture, etc.) phone Anchorage Refuse at 907-563-3717. You may arrange for a special pick up of the item for a small fee. You may also deliver the oversized items directly to the waste disposal site to avoid fines. If it does not fit in a dumpster so that the dumpster lid can still close, you are responsible for disposing of it at the Municipal dump site or arranging and paying for pick-up.

**Fire – If you have a fire in your unit or see one anywhere in the building, call 911 immediately.**

#### **Noise –**

- Please be considerate and do not disturb your neighbors. Quiet hours are between 10:00 PM and 8:00 AM.
- Keep noise down in hallways (kids, this means no running).
- Cut off parties and other noisy activities (loud TV and music, gaming systems, online apps with loud audio) at 10:00 p.m., in consideration of others.

#### **Parking / Garage –**

- Park only in your own assigned space when parking inside the garage.
- Vehicles not parked in assigned spaces will be towed if left unattended for more than 15 minutes.
- Do not park in the car wash areas unless actively washing your vehicle, and promptly move your vehicle out of the car wash area when done.
- Vehicles parked in the garage must be operable and movable at all times, in case of emergency and to accommodate garage cleaning and maintenance.
- There is no assigned parking in the outside parking areas. We have a shortage of parking so please be considerate of the needs of other residents.
- Any vehicle parked in the outside parking area and left unmoved for 30 days will be towed at the owner's expense.
- No recreation vehicles may be parked in the parking lot for more than 24 hours. Any recreational vehicle not moved within the 24-hour period will be towed at the owner's

expense. Recreational vehicles include, but are not limited to the following: campers, boats, boat trailers, snow machines, etc.

- Materials stored in the garage and parking areas must comply with Municipal Fire Codes (no storing of wood, tires, or flammable items in the garage parking spots). There is a storage room for off-season tire storage.
- During the Winter months avoid parking at the end of the North wing of the building where snow plowed out of the parking area is stored. This area needs to be free of vehicles so that snow can be plowed into that area until breakup occurs.

#### **Pets –**

- When outside your unit, your pets must be on leashes.
- Walk leashed pets off the property of East Quarter to urinate or defecate and clean up after your pets. If an accident occurs, it is a violation. If not cleaned up, it is an additional violation.
- Adhere to Municipality laws and always clean-up after your pet that has defecated. The Municipality will also levy fines.

#### **Security –**

- Never leave your keys or remote garage door opener in your vehicle where they may be seen and stolen. This compromises the security of our building.
- Currently the garage doors work on a timer, which allows the door to close automatically. As much as possible, look back and check that the door closes before you leave the area. This helps assure that there are no stray animals entering and no illegal entry of uninvited persons.

**Smoke (not fire) –** If the smoke detector in your unit goes off, do not open your front door into the hallway. If you have a smoking pot on the stove, or a clogged or closed fireplace flue, open your outside windows first. If you open your condo door and admit smoke into the hallways, the alarms will go off and the entire building must be evacuated and ventilated before the fire alarms can be reset.

**In case of fire, call 911 immediately.**

#### **Visitors, Deliveries, Solicitation –**

- Never admit anyone by the entry guard (front door) system unless they are visiting you.
- No soliciting by residents, friends, or strangers on the premises.

**Window Treatments –** Sheets, plastic, aluminum foil, cardboard, plywood and other such materials are not allowed to be used as window treatments.

**Condominium Managers – Snow's Management – 907-563-8333**  
Owner Pam Snow