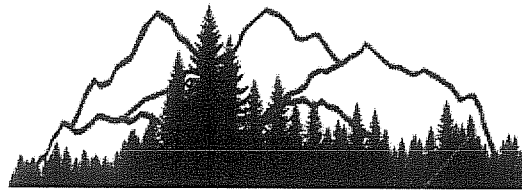


1201 Denali Condominium Association

House Rules



September 26, 2013

1201 Denali Condominium Association House Rules

The Board of Directors of the 1201 Denali Condo Association shares the concerns of the unit owners for the livability of our complex and the protection of our property investment. Because residents at 1201 Denali Condos live in close proximity to each other, the association created these House Rules to provide guidelines on issues important to you and your neighbors. It is the responsibility of each owner and resident to become familiar with these rules in addition to the Declaration and Bylaws and to share them with tenants if the unit is rented.

General

Residential Use. Units are restricted to single family residential usage, with an occupancy limit of one plus the number of bedrooms in the unit.

Business Use. Professional and administrative businesses or occupations may not be carried on within units unless customers and clients do not visit the premises and the activity is not externally evident. No commercial activity is allowed in common or limited common areas.

Garage Sales. No garage sales are allowed without prior approval of the board of directors.

Unlawful Use. No unlawful use shall be made of any part of the project.

Fireworks. No fireworks may be used on the property.

Firearms. No firearms, including BB guns, pellet guns, sling shots, etc. may be used on the property.

Fires. Fires are permitted only within the fireplaces inside units.

Emergency Access

Emergency Entry. In the case of an emergency, the board of directors or management agent may authorize entry to a unit when the unit or any part of the project is threatened, regardless of whether the unit owner or occupant is present. Emergencies include, but are not limited to: broken pipes, fire, roof leaks, etc.

Notification. The unit owner will be notified of the entry and circumstances as soon as possible thereafter.

Rental and Leasing

Tenant Information and Compliance Agreement. Upon leasing a unit, the tenant(s) must sign an agreement stating that they agree to abide by the Declaration, Bylaws and House Rules. The Compliance Agreement shall include tenant's name, mailing address, phone contact, and automobile description & license number. A copy of this agreement is to be filed at the office of the managing agent within ten (10) days of the date the unit in question is occupied by the tenant(s).

Informed Tenant Requirement. Unit owners who intend to lease their units must provide a copy of these house rules to their tenants before entering a lease agreement. All leases must condition tenancy upon compliance with the governing documents. Any lease or rental agreement must be in writing and must require compliance with the Declaration, Bylaws and House Rules as a condition of occupancy.

Fines Responsibility. Owners are responsible for actions of their guests, tenants and occupants. Each unit owner is responsible for the actions of their tenants. Unit owners will be notified of violations and will be expected to ensure compliance of occupants and guests. Fines, if necessary, will be levied against the unit owner, rather than the tenant.

Lease Information Advisory. Unit owners who lease their units must report to the managing agent within ten (10) days of rental occupancy or signing of a rental agreement, whichever is earlier, the number of persons allowed to occupy unit, length of lease term and provide a copy of the lease agreement to the management agent. Transient or hotel use is strictly prohibited. No unit may be rented for a period of less than thirty (30) days. No owner may rent less than the entire condominium.

Common Areas

Delineation. Garages, entry decks, lawns and hallways are considered common areas.

Wheeled Devices Indoors. Due to safety and carpet wear concerns, bicycles, tires, skates, roller blades, and similar items must be carried to and from the unit and cannot be rolled in the common hallways.

Debris. Common areas shall not be obstructed or littered. All residents are responsible for keeping all common areas clear of any debris.

Garage Spaces. Garage spaces are limited common areas. Unit owners are responsible for cleanliness of garage spaces. All storage is prohibited unless in a storage unit that is uniform and painted white.

Damages. Each unit owner shall be liable to the association for any damage to the common areas (lawn, building and garage, windows and doors, etc.) or any equipment thereon which may be sustained by reason of the negligence of said unit owner or his guests, invitees or tenants. Owners are responsible, at all times, for the action and conduct of their tenants and their tenant's guests.

Commercial Use. The common areas may not be used for any commercial purposes unless prior approval is obtained from the board of directors.

Elevator Usage. Residents are requested to exercise common courtesy when using the elevators to avoid unnecessary inconvenience to others. Please do not hold the elevator while "ferrying" groceries or other items from the entry or your unit. Items should first be carried over and set next to (not in front of) the elevator so that it may be promptly loaded.

Laundry Facilities. Laundry facilities are for residents only. Please keep the area clean and do not use the machines for oily, greasy or paint contaminated clothing.

Shopping Carts. There are shopping carts located in the garage for your convenience. When you are finished with them, please return them to the garage. Do not leave them in the elevator, on your floor, or in your unit.

Alcohol. Use of alcohol is prohibited anywhere in the common areas.

Smoking. Smoking is not permitted in the limited common areas. This includes decks, the common areas of the building, or within twenty (20) feet of the building. Do not litter the property with cigarette butts. Fines will be assessed for littering.

Structural Modifications. No additions, modifications or decorations to the common area or the limited common areas are permitted without written approval of the board of directors. Garage space shall not be converted to living space.

Nuisances

Definition and Authority. Residents, their visitors, guests and temporary roommates may not cause a nuisance to others. This includes, but is not limited to, noise and noise-producing activities. A nuisance is defined, for the purposes of these house rules, as excessive noise, noise producing activities and noxious or other offensive activities. This shall include, but not be limited to, the playing of musical instruments, radios, stereos, televisions, amplifiers or other associated mechanical or electrical equipment, operating major home appliances, washers, dryers, dish washers, garbage disposals, operating any other noise producing machinery or equipment, storage of noxious or toxic materials in any unit or the garage, and other activities as the board of directors may determine.

Sounds originating from within a unit that can be heard inside another unit are too loud.

Hallway noises carry much louder than unit-to-unit sounds. Please honor quiet hours.

Quiet Hours. Absolute quiet hours are in effect from 10:00 p.m. to 7:00 a.m.

Safety and Security

Admittance. The secured entrances are designed for your safety. Please keep the security doors closed at all times and do not admit anyone whom you do not personally know. For everyone's safety, please resist requests to admit anyone into the building other than your personal guests. Security problems should be reported to the police, if appropriate, and then to the property manager. No soliciting is permitted, by residents or outside personnel.

Entrances. Common area doors are to be closed and locked at all times. This is for the security and safety of the residents, except that a door may be open for a brief period of time for the moving of furniture or similar reasons, if it is done under adult supervision.

Garage. The speed limit in the garage is five (5) mph. Always follow the arrows, driving clockwise, both entering and exiting. The garage is "One Way" driving. When exiting the garage, use the right lane and run over the cross bar on the pavement. Do not use your garage door opener to exit on the left side. That side is the entrance. When entering and exiting the building, please wait to make sure the garage doors close completely so that people do not sneak in. Please drive cautiously through the garage doors, especially during the winter months when the driveway tends to be slick.

Waste Disposal

Disposal Location. Trash must be properly disposed of inside the alleyway dumpster. Do not place trash outside of the dumpster.

Trash and/or garbage may not be burned in unit fireplaces.

Garbage Chutes. Garbage chutes are located at the west end of each floor. The hours of use are 7:00 a.m. to 10:00 p.m. The only items that should be dropped down the chute are daily household trash that must be contained in a tied sturdy bag that will easily slide down to the trash compactor. Bags need to be strong enough to withstand the impact without bursting open. Items that should not be dropped down the chutes include large boxes (which should always be broken down before being discarded), cat litter and especially smelly articles (such as fish). These items should, instead, be taken out to the southwest side alleyway dumpster.

Dumpster Capacity. Do not overfill the dumpster. Items that will not fit in the dumpster are the unit owner's, or tenant's, responsibility to remove from the premises.

Empty Boxes. All empty boxes must be broken down before disposal in the alleyway dumpster.

Container Requirement. All trash is to be enclosed in a tied, plastic garbage sack and is to be placed completely within the dumpster on the property. No loose trash is to be placed in the dumpster.

Garbage Spillage. Owners are responsible for any damage to the common areas or expenses caused by spillage of their garbage.

Maintenance

Water Shut-Off. The association schedules required water shut-off events to minimize the impact on residents. Unit owners are strongly encouraged to coordinate maintenance during these scheduled times. The association may charge costs associated with individual water shut off requests that could have been avoided by proper scheduling.

Facilities Equipment Malfunctions. All facilities equipment malfunctions are to be reported immediately to the managing agent or a board member.

Please do not attempt unauthorized repair unless in a life saving emergency.

NOTE: If the fire alarm goes off exit the building immediately. Do not attempt to silence the alarm. The fire department will turn it off when they arrive.

Motor Vehicles, Trailers and Parking

Parking Space Discipline. All vehicles must park within their assigned parking space without causing any obstruction or the blocking of access to adjoining parking spaces. Parking spaces are located and assigned to the residences as shown on the filed floor plan of the project.

Recreational vehicles that can be completely contained within a unit owner's space are allowed provided said vehicles are operational at all times and are not used for any purpose other than parking.

At no time shall any space or other portion of this property be used for major vehicle repairs.

Leaking oil or other substances will be cleaned up at the expense of the owner.

When washing your car in the garage please make sure that you rinse the dirt and rocks down the drains when you are finished. There are water spigots located at each end of the garage.

Vehicles are not permitted to idle in the garage area.

All common area parking will be for unit owners and guests only. These spaces may be used on a first-come, first-serve basis, but may not be reserved for any one individual. Any vehicle parked in this area must conform to the same rules that apply to unit owned spaces. All vehicles must be in operational condition and may not extend beyond the confines of any individual space.

If friends or relatives would like to leave their vehicles parked at the condo for more than seventy-two (72) hours, a board member or the property manager must be notified. This arrangement must not exceed two (2) weeks and is discouraged, as it takes away from the parking available for the people who live here.

Trailers, snowmobiles, motor homes, campers and other large vehicles may not be parked in common areas or driveways. No vehicle, i.e. auto, boat, truck, trailer, mobile home, or other type of recreational vehicle shall be used for living purposes.

Heavy Equipment. Neither a unit owner nor occupant shall park, store or permit the hauling or storage of any heavy equipment or commercial vehicles on the property unless such equipment or vehicle is on the property temporarily for work on the property or to move a unit owner or occupant and is removed within a reasonable period of time.

Towing. All costs of towing are at the vehicle owner's expense. Any vehicle that blocks the potential use of a fire lane, fire hydrant, entrance, dumpster, driveways or similar common area or limited common area shall be subject to immediate towing. Any vehicle parked in a "No Parking" zone can be towed immediately, without warning, at the vehicle owner's expense.

Inoperable vehicles shall not be parked or left in the common area or driveways. Vehicles with expired tags are considered inoperable. Inoperable vehicles may be removed after a notice to remove has been posted on the vehicle for over three (3) days. They will be towed at the owner's expense. If you will be out of town for a long period of time, contact the property manager.

Insurance

Liability Influences. Nothing shall be done or kept upon the premises that will increase the liability, or the insurance rates, for the association or which will obstruct or interfere with the rights of the other owners.

Personal Effects. The association is not responsible for damages, under any circumstances (fire, water, theft, etc.) to personal effects located within any unit or common areas. Unit owners and residents are encouraged to obtain personal contents insurance as well as coverage which includes the interior of their unit such as appliances, cabinets, fixtures, everything from sheetrock in. It is also advisable to have Loss Assessment coverage. Please talk to your agent about your coverage.

Storage

Location. Storage of any kind is not permitted outside of units, assigned storage lockers or garage lockers except that neatly stacked firewood may be stored on decks and patio furnishings may be utilized on decks. Storage is strictly prohibited in common areas or areas visible from the building exterior. This rule applies to shoes stored in the hallways, items left in the entries or common areas and bicycles or toys left in the common areas or chained to the fences, street signs or building. All such items must be neatly stored inside your unit or storage lockers. Any unit maintaining exposed storage will be given the option of obtaining a storage locker or cabinet or removing the exposed storage if, in the opinion of the board of directors, such exposure is unsightly or hazardous to the building in general. Storage lockers are the owner's sole responsibility. Owners must furnish their own lock and keys and keep the areas clean and uncluttered with all storage items inside the storage unit. The association is not responsible for any possessions left in the storage lockers. The association requests that all storage units be painted white.

Refrigeration Units. Freezers or refrigerators are allowed only within units. They may be stored on the deck or patio as long as they are not visible from the street.

Hazardous Materials. Explosives, gasoline or other flammables, hazardous materials or any illegal products shall not be kept on the property.

WARNING: The boiler room has "open flame" pilot lights and gas burners.

Garage Storage Locker Sizing. The locker may be, (A) no wider than the individual parking space, (B) no closer than eighteen (18) inches below any sprinkler head, (C) no more than forty-eight (48) inches deep, and (D) the total depth taken up by the locker in combination with the parked vehicle must not extend beyond the cement columns nor into any common area.

Pet Rules

Allowed Pets. Cats, dogs and birds are limited to one small pet per unit and not to exceed twenty-five (25) pounds. No other animals, livestock, reptiles or poultry are allowed.

Containment. Domestic fish and birds must be kept in appropriate aquariums or cages.

Leash Requirement. Any pet outside of a unit, in common areas, shall be attended and restrained at all times. Any pet outside of a unit shall be at all times on a leash held by a person capable of controlling the animal. Pets are not to be tied so as to cause damage to trees, shrubbery, grass or other common areas.

Under no circumstances are pets allowed to play or run free in the interior common areas and/or the garages. An unrestrained animal observed within the common areas will be reported to the Municipal Animal Control Officer and/or subject to removal to the pound.

Pet Nuisances. Pets shall not cause a nuisance to other residents by noise, odor, or threat. Owners are responsible for any pets owned by their guests or tenants. Pets may not cause nuisance to others. Animal control will be strictly enforced. Unit owners may be fined or be requested to remove the pet permanently from the project for failure to observe the above animal control rules.

Pet Waste. All pet owners will clean up the droppings left by their pet. Dogs must be walked on leash to relieve themselves. You must pick up after your dog. Dogs must not relieve themselves on lawn or gardens areas. If owners allow their dog to urinate on the gardens or lawns they will have to pay for the repairs of the damaged area. Fines will be assessed if pet feces are not disposed of.

Housekeeping

Repair Requirement. All unit owners shall keep their units and their limited common areas (garage, deck and storage) repaired and maintained in good order and condition. All repairs to internal installations shall be made at the owner's expense.

Debris. All residents are responsible for clearing balconies and decks of any and all clutter.

Hanging Items. No rugs, garments or materials are to be hung from windows (other than curtains and blinds) or balconies for longer than a one, twenty-four (24) hour period.

Architectural Conformity

Door and Window Maintenance. Maintenance, repairs or replacement of all unit windows and exterior doors are the responsibility of the unit owner to the extent not covered by association insurance. However, it is in the best interest of the association that all exterior doors and all exterior windows be kept in good order and replaced swiftly when broken or defaced. If the owner does not act within thirty (30) days to replace or repair such windows and/or doors, the board of directors will have the damage repaired at the owner's expense.

Internal Structural Alterations. Internal structural alterations are allowed only with board of directors' approval. "Do it yourself" wiring is not allowed. Owners are required to use licensed, bonded and insured electrical contractors. For other repairs performed within their units, owners are encouraged to use licensed, bonded and insured contractors and obtain proper permits, if necessary.

Exterior Installations. Outside installations, such as antennas, basketball hoops, boat racks, air conditioners, etc. are not allowed, except by the prior written approval of the board of directors. No temporary structures shall be constructed on the common grounds without the written approval of the board of directors.

Signs. Advertisements, posters, political or other type signs may not be displayed on or from the building, units or common areas, except by the prior written approval of the board of directors. Signs of any kind may not be displayed in windows, doors or anywhere on the premises. This restriction does not apply for one reasonable size "For Sale" sign, which may be displayed from inside the window of a unit.

Window Coverings. Curtains, drapes, blinds or shades are the allowable window coverings. Window coverings must be white or beige. Sheets, blankets, foil, paper, etc. are not permitted.

Fines Schedule and Fines Procedure

Purpose. Fines will be levied to ensure compliance with association rules and regulations rather than to raise revenue.

Assessment. Assessments are made against the unit owner and not the tenant, guest, visitor or roommate.

Fines. The House Rules, in addition to provisions of the Declaration and Bylaws, will be enforced with minimum fines of \$25.00 per violation. At the discretion of the property management or board of directors, minor "first offenses" will usually result in a warning before imposition of fines. Serious violations may warrant larger fines, up to any amount deemed "reasonable" for purposes of Alaska Statute. 34.08.320(a.)(11). Ongoing, recurring or intentional violations will result in progressively severe fines that will be levied at the discretion of the board.

Notification. Notice of fines shall be delivered by the management company to the unit owner, sent to the owner's address listed in association records. Hand delivery to the unit shall be an acceptable alternate form of notice. In the event the unit is rented and the offense is committed by the tenant, a copy of the notice will be delivered to the tenant as well, indicating that the owner will be charged the fine.

Dates of Charge. Fines shall be tentatively assessed as additional homeowner dues immediately following the infraction and will become final unless appealed to the board of directors within thirty (30) days thereafter.

Appeals. Unit owners may address the board of directors at the next regularly scheduled meeting to appeal any fine, provided the owner files a written notice of appeal with the managing agent within thirty (30) days after the fine is levied.

Legal Action. In addition to fines which may be levied the board may institute legal proceedings to correct violations (i.e. repairs, restoration, vehicle towing, etc.), charging all associated costs back to the offending owner as additional assessments. If the association must retain legal counsel to enforce House Rules, Declaration or Bylaw provisions, legal costs may be assessed against the owner as additional fines.

1201 Denali Condominium Association

Confidential Owner Information Sheet

Unit No. _____

Please return to: Snow's Management, Inc.

200 W. 34th Avenue, #966, Anchorage, AK 99503

Fax: 563-8313; Phone: (907) 563-8863; Email: info@snowsalaska.com

Owner Information

Owner's Name: _____
First Name Last Name

Home Telephone: () _____

Owner's Mailing Address _____

Work Telephone: () _____

City State Zip

Cell phone: () _____

Email: _____

Occupant Names: _____

1st Emergency Contact _____
First Name Last Name

Home Telephone: () _____

Work Telephone: () _____

Contact's Mailing Address _____

Cell phone: () _____

City State Zip

Email: _____

2nd Emergency Contact _____
First Name Last Name

Phone Contacts: () _____

() _____

Vehicles: _____ Other Information You Wish to Share:

Make Model License Plate #

Make Model License Plate #

Compliance Agreement:

I/we have received and read the rules and regulations governing the 1201 Denali Condominium Association. I/we also agree to abide by these rules and regulations and understand that fines may be assessed for violations of the governing documents of the Association.

Signature _____

Date _____

Signature _____

Date _____

1201 Denali Condominium Association
Confidential Owner/Tenant Information Sheet

Unit No. _____

Please return to: Snow's Management, Inc.
200 W. 34th Avenue, #966, Anchorage, AK 99503
Fax: 563-8313; Phone: (907) 563-8863; Email: info@snowsalaska.com

Tenant Information

Unit Owner (Landlord): _____

Tenant's Name(s): _____

Tenant's Name(s): _____

First Name Last Name

Tenant's Mailing Address _____

City State Zip

Home Telephone: () _____

Work Telephone: () _____

Cell phone: () _____

Email: _____

1st Emergency Contact

First Name Last Name

Contact's Mailing Address _____

City State Zip

Home Telephone: () _____

Work Telephone: () _____

Cell phone: () _____

Email: _____

2nd Emergency Contact

First Name Last Name

Phone Contacts: () _____

() _____

Vehicles:

Make Model License Plate #

Make Model License Plate #

Other Information You Wish to Share:

Compliance Agreement:

I/we have received and read the rules and regulations governing the 1201 Denali Condominium Association. I/we also agree to abide by said rules and regulations and understand that fines may be assessed for violations of the governing documents of the Association.

Signature

Date

Signature

Date