

# Chandler's Cove Condominium Association House Rules

These rules have been created and supersede any previous versions. The following Rules and Guidelines, which reference the Declaration for Chandler's Cove Condominiums (DCCC), have been developed to ensure that living in Chandler's Cove Condominiums is comfortable and enjoyable for everyone and that the value of the property and units are protected. All present and future owners, tenants and occupants of Chandler's Cove thereby agree to follow these rules. Since it is not possible to cover all issues that could arise in this document or the Declaration, the Board of Directors of the Chandler's Cove Condominium Association reserve the right to clarify the rules as they might affect individual circumstances. The unanimous decision of the Board in all cases is final.

## I. RESTRICTIONS ON CHANGES/USE

A. Owners may not make changes to the exterior, structural or aesthetic appearance of their units or buildings.

1. Satellite dishes, including color and location, must have Board approval prior to installation.
2. No signs or banners may be displayed with exceptions of U.S. flags. Any other flags or banners must be approved by the Board.
3. Holiday lights may be displayed during the winter months in accordance with the Municipality of Anchorage City of Lights program. Holiday decorations such as those specific to Halloween, Thanksgiving, Christmas, etc. may be displayed during that holiday season, and must be removed not more than one (1) week after the specific holiday. Excessive decoration is up to the discretion of the Board.
3. All window covering must be presentable (aluminum foil may not be used as a window covering).
4. Extension cords are prohibited to be used outdoors. Extension cords may not be strung out of your unit for any reason.
5. Storage of items on balconies is prohibited. Outdoor chairs and a table are acceptable as well as a few moderate size decorative pieces or plants. Excessive decoration is up to the discretion of the Board.
6. Only vehicles belonging to the Unit owners (or with the Unit Owner's permission) may be parked in the Chandler's Cove common areas. No vehicle may be parked in one parking spot for over a week without Board approval. Vehicles parked in a parking spot for more than two weeks will be considered non-operating and will be towed at the owners expense after an effort by the Board is made to notify the owner.
7. Any vehicles parked in a no parking zone in front of the dumpster, or otherwise blocking other vehicles will be towed at the owners expense without notification.

## II. COMMON ELEMENTS

- A. Interior garage space is only acceptable for storage within the limits of your own parking space or board approved storage bin. Any non secured storage items should maintain an organized appearance.
- B. Litter of any sort, to include cigarette butts, is prohibited on common property of Chandler's Cove.
- C. Damage to a common area made by an individual Unit Owner will be addressed, repaired, and paid for by that individual. If the individual does not follow through with this, the Association will make necessary repairs and bill the Unit Owner. (IAW DCCC, Section 7.4). Non-payment will result in a lien.

## III. PETS (IAW DCCC, 10.2, paragraph d)

- A. Pet owners are exclusively responsible to remove pet waste from any and all parts of the Common Areas of and around Chandler's Cove.
- B. The Executive Board may prohibit the maintenance of any animal that constitutes a nuisance to any other Unit Owner.

## IV. NUISANCES (IAW)

- A. No obnoxious or offensive activities shall be carried out within Chandler's Cove Condominium Association. Unreasonable noise including, but not limited to, loud stereos, noisy pets, or noisy activities (parties) are not allowed during quiet hours. Quiet hours are after 10:00 pm on weekday nights (Sunday- Thursday), 12:00 am on weekends (Friday, Saturday, and Holidays), before 7:00 am on weekdays (Monday-Friday) and 9:00 am on weekends (Saturday and Sunday).

## V. ENFORCEMENT/ VIOLATIONS

- A. Any consecutive significant amount of late fees, at the discretion of the board, will be sent to collections and any additional costs to the Association or including legal fees will be the responsibility of the unit owner.
- B. The association manager shall perform a periodic check of the association noting any violations of the Declarations or House Rules. In addition, any homeowner may report a perceived violation to Real Estate Unlimited (Association Management Company) or to a Board member.
- C. In the event that an owner is out of compliance with the Declarations or house Rules, the following actions will be taken at the discretion of the Board.
  - 1. The unit owner will be sent a letter stating the violation with a request that the issue will be resolved within five (5) days.
  - 2. If the violation is uncorrected after five (5) days, a Notice of Violation, which shall include a fine of twenty-five (\$25) dollars, will be sent to the violating owner.

3. If the issue is not resolved within ten (10) days of the date of the above referenced Notice of Violation being received, a third Notice of Violation will be sent which shall include a fine of fifty (\$50) dollars.
4. If the owner fails to bring their home into compliance after the third notice, the Violation will be turned over to the Associations legal counsel for further enforcement.
5. A fine of \$100.00 per violation of the House rules or Declaration may be levied against the owner at the discretion of the board. Failure to pay this fine within thirty (30) days or correct the violation and come to an agreement with the Board, will result in a second fine of \$100.00 and will continue every thiiiy (30) days until the issue is resolved. Any additional costs to the Association or legal fees will be the responsibility of the violator.
6. Notices of fines shall be delivered to the unit owner via certified mail, sent to the owner's address listed in the association records. Hand delivery to the unit shall be an acceptable alternate form of notice. Fines shall be tentatively assessed as additional homeowner dues immediately following the infractions, and will become final unless appealed to the board of directors within thirty (30) days thereafter. Homeowners may address the board of directors at the next regularly scheduled meeting to appeal any fine, provided the homeowner files a written notice of appeal with the association manager within thiiiy (30) days after the fine is levied. Fines will be levied to ensure compliance with association rules and regulations, rather than to raise revenue.
7. Any additional costs to the management company or any legal fees will be the responsibility of the homeowner.

D. Lien (DCCC 17.3)

- I. The Association has a lien placed on a Unit for an assessment levied against the unit or fines imposed on a Unit Owner from the time the fine from the assessment or violation comes due.

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