

**CAMPBELL CREEK PARK CONDOMINIUM  
HOMEOWNERS ASSOCIATION  
HOUSE RULES  
AMENDED MAY 2012**

**I. PREFACE**

The Board of Directors of the Campbell Creek Park Homeowners Association share the concerns of the Homeowners for the livability of our complex and the protection of our property investment. Toward these ends, we adopt the following House Rules and establish fines for noncompliance. The sole intent is to provide a fair, equitable and nondiscriminatory enforcement policy for maintaining the quality of living which led each of us to purchase homes in Campbell Creek Park.

**II. GENERAL**

- A. It is the responsibility of each owner and resident to be familiar with the Declaration, Bylaws and House Rules of Campbell Creek Park Homeowners Association. The Board of Directors has the authority (1) to adopt and enforce such additional rules as it may deem necessary or advisable, (2) to amend same and (3) to impose reasonable fines, penalties or legal action (see final page of this document) upon the owner for violations of the Declaration, Bylaws or House Rules.
- B. The Board of Directors or Management Agent may authorize entry to a Unit in EMERGENCIES where the Unit or any part of the project is threatened whether or not the Unit owner or occupant is present at the time.
- C. The Association is not responsible for damages by fire, water, theft, etc., to personal effects located within the Unit.
- D. Each Unit owner shall be liable to the Association for any damages to the common areas or any equipment thereon which may be sustained by reason of negligence of said Unit owner or of his guests, invitees or tenants.
- E. It shall not be necessary to provide warning notices in order to levy fines or penalties against a unit owner for violation of these rules.

**III. CONDUCT**

- A. The Campbell Creek Park Recreation Room is intended to be used primarily for storage and laundry purposes for the benefit of Homeowners.

Class A-1 and/or cost of repairs and/or clean up

- B. The Campbell Creek Park Recreation Room may not be used for commercial purposes, nor by groups which are public, political, or controversial, unless prior approval of the Board of Directors is obtained.

Class A-1.

- C. A Unit owner who rents or leases his Unit to another party shall report to the Managing Agent within ten (10) days of rental occupancy or signing of a rental agreement, whichever is earlier, the renter's name, mailing address, home address, and home and work telephone numbers. Further, on an annual basis, a new information sheet is to be provided, no later than March 31 each year. There will be assessed a fine of \$10.00 per month until submitted.

Class A-1.

- D. Upon leasing a Unit, the renter must sign an agreement stating that they agree to abide by the Declaration, Bylaws and House Rules of Campbell Creek Park. A copy of this agreement is to be filed at the office of the Management Agent.

Class A-2.

- E. Payment of monthly Association dues are the responsibility of the owner until such time as the Unit may be sold, title is transferred to the buyer and notification sent to the Management Company. Water utilities will be discontinued on any account sixty (60) days delinquent on dues. The Board reserves the right to declare annual assessments due in full where chronic delinquency exists.

Class A-2.

- F. Residents and their guests may not cause a nuisance to other residents. This includes, but is not limited to, noise, noise producing activities and noxious or other offensive activities. At no time are noise producing activities to occur between 10:00 p.m. and 8:00 a.m.

Class B-1.

- G. There will be no tampering with any pipes or valves in the crawlspace area.

- H. No immoral, improper, offensive or unlawful use shall be made of any part of the project.

Class B-2.

- I. Units are restricted to single family residential usage. Professional and administrative occupations only may be carried on within Units as long as the activity is not evident externally. No obvious commercial activity (such as shops within a unit) is allowed that would create a disturbance to another Homeowner by foot traffic, noise or parking. No garage sales are allowed without prior approval of the Board of Directors.

Class A-1.

- J. Parents will be responsible for the behavior of their children with regard to noise, nuisance and/or damages.

Class A-1 and/or cost of repairs.

#### IV. VEHICLES

Definition of Recreational Vehicle: Any device, mechanized or not, on wheels or not, that is used for the purpose of any form of play, amusement or relaxation.

- A. All Municipality of Anchorage codes, statutes, and laws regarding vehicles are to be abided by on this property.

Class A-1 plus Municipality Fines.

- B. Maximum speed around the perimeter and interior of this property shall be limited by safe stopping ability and in no case shall be more than 10 miles per hour.

Class A-1.

- C. Parking is NOT permitted in the inner courtyard **except** in designated parking spaces, within 30 feet of the curb. No tandem parking allowed, i.e. one vehicle behind another.

Class A-1.

- D. No inoperable motor vehicle shall be allowed on the property. All vehicles must be in daily continual use. There is no room for storage of vehicles at any time.

Notice of towing shall not be required.

- E. Parking areas will be cleared of all vehicles for snow removal.

- F. No vehicle, parking in a designated parking space, shall be parked in such a way as to overhang into the sidewalk area.

Class A-1.

- G. No major vehicle repair work is to be done on the property.

Class B-1.

- H. Emergency repairs must be completed within 48 hours or the vehicle will be subject to towing.

- I. All oil, gasoline, anti-freeze, etc., is to be completely cleaned up immediately. Cars with any type of leak (gas, oil, other fluids) must be parked off the property.

Class B-2.

- J. The only vehicles allowed on the property include passenger automobiles, and up to 1-ton trucks or vans. No boats, trailers, or RV's are to be parked on the property.

Class A-2.

- K. Motorcycles are allowed only in Unit owners designated parking space.

Class A-2.

- L. Visitors are instructed to park in the "24 hour" visitor parking places or on the street.

Warning then towing.

- M. Any vehicle parked in a "No Parking" zone may be towed immediately, with no need for warning, at the vehicle owner's expense and risk.

## **V. STORAGE**

- A. Common areas shall not be obstructed or littered.

Class A-2.

- B. Explosives, flammable or illegal products shall not be kept on the property.

Class B-2.

**C. Storage on decks is not allowed.**

Class A-1, Per occurrence shall be one occurrence each 24 hr period.

**D. All residents are responsible for keeping all commons areas free of debris, cigarette butts, and litter.**

Class A-2.

**VI. ANIMALS**

The Municipality Animal Control Regulations are in effect on Campbell Creek Park property. Residents may be fined and/or required to dispose of their pets for failure to observe the following animal control rules.

**A. Any pet outside of a Unit shall be on a leash at all times. Pets are not to be tied outside the unit or in other common areas at any time.**

Class A-1 and/or cost or repairs.

**B. Pets shall not cause nuisance to other residents by noise, odor, or threat.**

Class B-1.

**C. All pet owners will clean up the droppings left by their pet immediately.**

Class A-1.

**VIII. HOUSEKEEPING**

**A. All residents are responsible for keeping their Units repaired and maintained in good order and condition. All repairs and maintenance to internal installations shall be made at the owner's expense.**

**B. All residents are responsible for clearing porches, balconies, decks and steps of any and all debris.**

Class A-2.

**C. 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.**

**D. Structural alterations are not allowed without board of Directors approval. Home-done wiring is NOT allowed. Owners are required to use licensed, bonded and insured electrical contractors. For other repairs performed within their Unit, owners are encouraged to use licensed, bonded and**

insured contractors.

- E. No additions or alterations to the common areas are permitted without approval by the Board of Directors.

Class B-2.

- F. Outside installations, such as antennas, basketball hoops, boat racks, air conditions, etc., are prohibited.

Class B-2.

- G. Advertisements, posters, political or other signs may NOT be displayed on or from buildings, Units, or common areas except that one reasonable sized "For Sale" or "For Rent" sign may be displayed from inside the window of a Unit.

Class A-2.

- H. All Holiday decorations shall be removed within 72 hours following the Holiday with the exception of Christmas decorations which are to be removed within one week after New Year's Day.

Class A-2.

- I. Curtains, drapes, blinds or shades are the only allowable window coverings. Sheets, blankets or paper are not permitted as window covering.

Class A-2.

- J. No rugs, garments or materials are to be hung from windows or balconies.

Class A-2.

- K. All trash is to be enclosed in a tied, plastic garbage sack or in a closed cardboard box and is to be placed COMPLETELY WITHIN one of the two dumpsters on the property. If one dumpster is full, garbage must be placed in another dumpster or held until after the next pick up. NO loose trash is to be placed in the dumpsters. All boxes are to be broken down.

Class B-1.

**CAMPBELL CREEK PARK CONDOMINIUMS****FINE SCHEDULE****HOUSE RULES****MAY 2012**

In order to maintain a high quality living standard within the Campbell Creek Park Condominiums, the House Rules are adopted with the following Fine Schedule. The mailed copy of the House Rules and Fine Schedule serves as first notice on any and all House Rules. The resident will be notified of the violation of the House Rules(s) and the fines will be added to the Homeowner Common Assessment Dues ledger and will be subject to late charges if not paid within 30 days of the infraction.

**VIOLATION CLASSIFICATION****AMOUNT OF FINE**

Class A

\$25.00 increments

Class B

\$50.00 increments

**FREQUENCY OF FINES**

#1

Per occurrence (Per occurrence shall be considered as one occurrence each 24 hr period)

#2

Weekly, until corrected

**VEHICLE VIOLATIONS**

1st offense

Warning

2nd or more offenses

Towing at vehicle owner's risk and expense

**CAMPBELL CREEK PARK CONDOMINIUM ASSOCIATION  
FINE SCHEDULE**

**LATE PAYMENT PENALTY**

\$15.00 - First month of delinquency

\$25.00 - Second and consecutive months of delinquency

**HOMEOWNER INFORMATION SHEET**

\$10.00 - per month starting April 1, until returned.

**NSF CHECKS (STOP PAYMENTS, ETC.)**

\$25.00 - per check. This is the charge for a check sent back by the bank for any reason.

**PATIO/DECKS**

Any violations noted will be charged at the rate of \$25.00 per occurrence until corrected.  
Refer to addendum attached regarding grills.

**GARBAGE/TRASH**

\$25.00 - First offense

\$50.00 - Second and succeeding offenses

**PETS**

\$25.00 - per occurrence of violations of Association House Rules

**NOISE**

\$25.00 - First offense

\$50.00 - Second and succeeding offense

**PIPE TAMPERING IN CRAWLSPACE**

\$1,000.00 per occurrence

**COLLECTION ACTIVITY**

\$15.00 For each letter or phone call pertaining to delinquency.

\$35.00 For posting of Water Shut Off Notice

**POLICE CALLS**

There will be no warnings given.

\$50.00 - First offense

\$100.00 - Second and succeeding offenses.

**RECKLESS ENDANGERMENT**

1. Discharge of Firearms\Weapon

1st offense - \$2,500.00

2nd offense - \$5,000.00

3rd + offenses - \$10,000.00



**EXPLOSIVE DEVICES**

1. Fireworks
  - 1st offense - \$250.00
  - 2nd + offenses - \$500.00
2. Class A (dynamite, blasting caps, etc.)
  - 1st offense - \$5,000.00
  - 2nd + offenses - \$10,000.00

**FINE SUMMARY**

Any fine assessed by the Board and not paid or otherwise resolved within 90 days of the assessed fine will be charged at the same rate each month until the amount is paid or otherwise resolved.

The Board reserves the right to foreclose against any unit wherein a subject fine has not been paid.

**BBQ GRILL RESTRICTIONS  
CAMPBELL CREEK PARK CONDOMINIUMS**

**State Statute 307.5 Open flame cooking devices**

Charcoal burners and other open-flame cooking devices shall not be operated on balconies or within 14 ft (3048) of combustible surfaces.

**Section 304 Combustible Waste Material of the Municipal Fire Code**

Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises (firewood).

Campbell Creek Park Condominium Association has banned the use of barbeques/smokers/fire pits- charcoal/wood and propane from the premises. Firewood cannot be stored outside the units. Campbell Creek Park has adopted this policy in accordance with the State, Municipal statutes. Use of any open flame receptacle on decks, balconies or porches or any limited or common area WILL result in a fine.