

# House Rules

## Great Place Condominiums

### Introduction

Great Place Condominiums consists of 20 units of varying sizes. These units are all occupied by families with different schedules and habits. The rules that follow have been approved by your Board of Directors to ensure that the neighborhood operates harmoniously. Please note: the word “residents” herein applies to unit owners, families of owners, tenants and families of tenants. Unit owners have, however, the ultimate responsibility for enforcement of the rules and for the actions of persons occupying or visiting their units—and the unit owner will have the financial responsibility to the Association for and fines and/or legal fees that may accrue as a result of failure to enforce the rules with their residents or guests.

### Rental Units

- All leases must be submitted to the managing agent before commencement along with a completed resident registration form.
- No unit shall be leased for less than 30 days.

### Balconies

- Because your balcony is open to public view, keep it neat; furnish it only with plants and furniture designed and intended for use on balconies, patios, and decks.
- Cooking by any means is not permitted on balconies. Open flame cooking devices are not allowed per International Fire Code.
- Do not hang laundry, apparel, or rugs on your balcony or use it for storage.
- Do not throw or permit anything to be thrown from your windows or balcony. For example, do not throw cigarettes; shake mops, rugs, or tablecloths; or sweep debris or water from your balcony.
- Secure flower boxes, pots, or any other items on your balcony to ensure they do not present a hazard. Do not attach flower boxes or over-the-air reception devices to the outside of your balcony railing in a manner that permits them to extend out from your balcony over the common elements.

### Visual

- Curtains, blinds or drapes should be neutral color when view from the exterior. They should be hung in a neat manner and be of a solid neutral or light color when viewed from the outside. In no case should materials such as newspapers, aluminum foil, or other makeshift materials be used to cover window.
- No exterior storage is permitted anywhere on the project.
- Trash cans **MUST** be stored within your enclosed garage. You may place your trash can in the pickup location no earlier than 7pm the night before pickup and it must be returned to your garage no later than 7pm on the day of pickup.
- Any alterations to the exterior of the building must be approved by the Board of Directors.
- No signs of any type are allowed on any portion of the common elements. For sale and for rent signs may be placed only in the window of the unit.

### Parking

- There is limited guest parking at Great Place. There are only 7 spaces for 20 units to share. A person who resides in the unit may **NOT** use the guest parking spaces. For the purpose of this document “guests” include, but are not

limited to, employees, contractors, caregivers, service providers, relatives, and friends of residents. See parking map for locations of the guest parking spaces. If your unit has more resident vehicles than can be accommodated by your assigned parking you must find an alternative place to park.

- Each unit has one assigned outdoor parking space (see parking map).
- You may park in front of your garage horizontally at your own risk. You may not block the driveway. You should park as close to the building as you can safely.
- Do not park in front of mailboxes.
- Be aware of the snow removal contractor. You should move your vehicles if they are parked outdoors so that the snow can be removed effectively.
- No long term storage of vehicles is allowed. Vehicles parked outdoors must be moved every 7 days.
- No inoperable vehicles shall be stored on the project. In the State of Alaska a vehicle must have current registration to operate on a roadway—therefore, vehicles with expired tags shall be deemed inoperable.
- Vehicles in violation of these rules may be towed at the owner’s expense without notice.
- If another resident is parking in your assigned outdoor space you may call the towing contractor and have their vehicle removed. The current towing contractor is Vulcan Towing: (907) 349-8697
- No trailers or recreational vehicles shall be stored on the property.
- Vehicles that leak oil or other fluids are not permitted to be stored on the property. If your vehicle leaks you must make prompt repairs and clean up the fluids. If you fail to clean up the leaks you will be responsible for the professional cleanup costs.
- Vehicle repairs must be completed within the enclosed garage.

#### Safety and Nuisance

- Children must be directly supervised by an adult at all times when on the common areas of the property.
- No resident or guest shall do anything that causes damage to the common area landscaping.
- Excessive noise is prohibited at all times.
- Children shall not play in the driveway area or climb trees on the property.
- Homeowners are responsible for keeping the walkway area in front of their unit free and clear of ice and snow. Please plan to clear the snow within 48 hours of a snowfall.
- All toxic waste must be disposed of in accordance with state and federal regulations.

#### Pets

- Pets are limited to two (2) each of dogs, cats and birds.
- Pets may not cause a nuisance to other owners—aggression, noise, etc.
- Pets may not “roam” the property. They must be accompanied by a person capable of controlling the animal and leashed.
- If your pet makes waste on the common area of the property it must be cleaned up immediately and disposed of in YOUR trash can.

#### Enforcement

Failure to comply with the above rules will result in the following. After six months of no offenses the process will restart.

First Offense: Verbal or Email Warning

Second Offense: Written Notification and \$50.00 fine

Third Offense: Written notification and \$100.00 fine

Fourth or more offenses: \$25.00 per day fine as long as the violation continues

# GREAT PLACE Resident Registration

Unit No. \_\_\_\_\_

Resident's Name \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email Addresses: \_\_\_\_\_

Name(s) of every other person (include ages of minors) residing in Unit:

\_\_\_\_\_

List and describe any pets, including type, breed, name, and description:

\_\_\_\_\_

\_\_\_\_\_

Resident Vehicles:

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License \_\_\_\_\_

Please Return to:

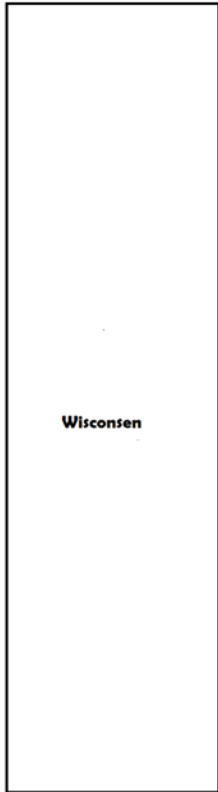
Snow's Management  
2701 Fairbanks Street, Suite A  
Anchorage, AK 99503  
info@snowsalaska.com  
Fax: 907-563-8313

Guest Parking



34th Avenue

3130  
3132  
3134  
3136



Wisconsin

3108  
3110  
3112  
3114

3138

3140

GUEST

GUEST

3131

3133

3105  
3107  
3109  
3111

3135

3137

3139

3141

Great Place Parking Map  
Updated 2013

35th Ave

