

Janet Meadows Condominiums
Homeowners House Rules
Effective Date: October, 1998

It is the responsibility of each owner and resident to be familiar with the Declarations of Covenants, Bylaws and House Rules (collectively the "governing documents") of the Janet Meadows Condominium Association. The Board of Directors has the authority to adopt and enforce such additional rules, as it may deem necessary or advisable, to amend them, and to impose reasonable fines, penalties or legal action upon owners for violations. Owners are responsible for actions of their guests and occupants, and all leases must condition tenancy upon compliance with the governing documents.

Maintenance

1. All owners shall keep their units and their limited common areas repaired and maintained in good order and condition. All repairs to internal installations shall be made at the owner's expense.
2. Additions or modifications (including painting) to the common area or exterior of buildings, e.g., decks walkways, doors and windows, are not permitted without written approval of the Board of Directors.
3. Structural alterations and home-done wiring are not allowed. Owners are encouraged to use licensed, bonded and insured contractors for repairs performed within their units. If improper work results in damage to another unit or the common areas, owners will then have recourse against the contractor.
4. Garages are limited common areas. Unit owners are responsible for repair, maintenance, light bulb replacement and cleanliness of garage interiors.

Use Restrictions

5. Units are restricted to residential usage. Professional and administrative occupations may be carried on within units as long as the activity is not evident externally. No commercial activity is allowed in common or limited common areas.
6. No unlawful use shall be made of any part of the project.

7. The exterior of the units are not to be used for storage.
8. The use of exterior rear deck is limited only to normal recreational uses. No storage is permitted except for charcoal grills and small quantities of wood storage. In no case may a resident put more weight on a deck than it be able to support. Unit owners are responsible for maintenance of exterior decks. Replacing, constructing, or modifying requires prior written approval from the Board of Directors.
9. Explosives or illegal products may not be kept on the premises.
10. Cats, dogs and birds are limited to two each per unit. Pets may not cause a nuisance to others. All pet owners must utilize "pooper scoopers" when allowing pets to "relieve" themselves in and on the properties. Waste must be disposed of immediately. Any pet outside of a unit on common areas shall be attended and restrained at all times. The Municipal Animal Control Regulations are in effect in the project and will be strictly enforced. Owners may be fined or be requested to remove their pets for failure to observe the above animal control rules.
11. No noxious or offensive activities (including, but not limited to, the repair of vehicles) shall be carried on within the project.

Leasing of Units

12. A unit owner who rents or leases the unit to another party shall report to the association manager within 10 days of rental occupancy or signing of a rental agreement, whichever is earlier, the renter's name, mailing address, and home/work telephone number. The unit owner must provide a copy of the House Rules to all renters. Leases must require compliance with the Declaration of Covenants, Bylaws, and House Rules as a condition of occupancy.
13. Each unit owner should be aware that they are responsible for the actions of their renters. 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.

Parking and Common Areas

14. For a unit owner or resident with two (2) cars, one (1) should be parked in the garage whenever both cars are present. Unit owners or residents with one car should park that car in the garage to help alleviate access problems.
15. Trailers, snowmobiles, motor homes, campers and other large vehicles may not be parked in common areas on the project. These vehicles are subject to towing.
16. All vehicles must park within a single parking space without causing any obstruction or the blocking of access to adjoining parking spaces, garages or refuse pickup trucks. These Vehicles are subject to towing.
17. Parking is not permitted in the roadways because they are fire lanes. Violators will be subject to towing.
18. Inoperable vehicles shall not be parked or left in the common area of driveways. Vehicles with expired tags are considered inoperable.
19. 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 the negligence of said unit owner or of the owner's guests, invitee or tenants.
20. Common areas may not be obstructed or littered. Recreational equipment used on the common area must be removed immediately after every use, e.g., volleyball, croquet, basketball, etc.

Miscellaneous

21. The Association is not responsible for damages by fire, water, theft, etc., to personal effects located within the unit or the garage. You are encouraged to obtain personal contents insurance.
22. In the case of a bona fide emergency, the Board of Directors or association manager can authorize entry to a unit when the unit or any part of the project is threatened, regardless of whether or not the unit owner or occupant is present. Emergencies include but are not limited to broken pipes, fire, roof, leaks, etc.

23. Residents may not cause a nuisance to others. This includes, but is not limited to noise and noise-producing activities. Quiet time is to be respected between the hours of 10:00 p.m. and 8:00 a.m.
24. All residents are required to have individual refuse service or take their refuse to the landfill. Under no circumstances are residents to place trash with their neighbor's trash.
25. Advertisements, posters or signs may not be displayed except with written approval of the Board of Directors, provided, however, that the restriction shall not apply to any single sign of a reasonable size which states the unit is for sale or rent.
26. Windows are not to be covered with foil, newspapers, or other unacceptable window covering.

Fine Schedule/Procedure

The above rules, in addition to provisions of the Declaration of Covenants and Bylaws, will be enforced with minimum fines of \$25.00 per violation. At the discretion of the association manager or Board of Directors, minor "first offenses" may result in a warning before imposition of fines. Violations that are deemed to be "serious" 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, which will be levied at the discretion of the Board.

In addition to fines which may be levied, the Board may institute legal proceedings or correct violations (i.e., repairs, replacement, 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 of Covenants, and Bylaws, legal costs may be assessed against the owner as additional fines.

Notice of fines shall be delivered to the unit owner by first class 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 infraction, and will become final unless appealed to the Board of Directors within 30 days thereafter. Unit owners may address the Board of Directors during the next regularly scheduled meeting to appeal any fine, provided the unit owner files a written notice of appeal with the association manager within 30 days after the fine is levied. Fines will be levied to ensure compliance with Association Declaration of Covenants, Bylaws and House Rules not to raise revenue.