

McCarrey Park Condominium Association

c/o Snow's Management, Inc.

200 W. 34th Avenue, #966

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HOUSE RULES

1. Residence shall be exclusively for single-family residential purposes.
2. The parking of recreational vehicles (boats, campers, and tops, motor-homes, snow-machines, and trailers) will be in the specified area at the north end of the complex. Another alternative is within your garage. If neither of these areas is acceptable, it is your responsibility to locate storage other than our complex.
3. Residents may not be a nuisance to others or the complex.
4. No signs, posters, displays or other advertising devices shall be displayed without written approval of the Board of Directors; provided, however, that this restriction shall not apply to any single sign of a reasonable size, displayed from a unit, which states the residence is for rent or sale.
5. No outside installations allowed. This applies to antennas, clotheslines, basketball standards, air conditioners, etc.
6. Pets: No animals, livestock or poultry shall be kept in any residence, except that domestic cats, fish and birds in inside bird cages may be kept as household pets within the project, provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities. As used in this Declaration, "unreasonable quantities" shall be deemed to limit the number of cats and birds to two (2) each. The Association shall have the right to prohibit maintenance of any animal, which constitutes, in the opinion of the Directors of the Association, a nuisance to any other unit owner. No dogs are allowed at the project, if they were not grand fathered in prior to the Declaration Amendment, Section 8, recorded July 7, 1992.
7. No business or commercial activity shall be maintained or conducted in any residence.
8. Wiring and structural alterations and/or additions must be submitted in writing to the Board of Directors for approval and must be accomplished by a licensed contractor.
9. Exterior structural changes must be submitted to the Board of Directors, in writing, for approval.

10. Exterior fires, and Barbeques will not be permitted.
11. Garbage and trash in enclosed containers may be placed outside for pickup no earlier than the morning of pickup, per the Municipality of Anchorage ruling. Empty containers will be removed within twelve hours after scheduled pickup.
12. No items will be hung from the exterior of any structure, other than planters.
13. All parking areas will be cleared of vehicles for snow removal. All common and limited common areas are for snow storage.
14. Storage of items in the limited common areas will be confined to barbeque equipment, patio furniture, neatly stacked firewood and plants.
15. A curtain, drapes, blinds or shades are the only allowable window coverings. Tin foil, sheets, newspaper, etc., are not permitted.
16. Any landscaping alteration to the common area grounds must be submitted to the Board of Directors, in writing, for approval.
17. No explosives, flammables or illegal products may be kept on the premises.
18. A unit owner must obtain written approval from the Board of Directors prior to leasing his unit. A unit owner who rents or leases his unit to another party shall report to the Management agent within ten (10) days of rental occupancy or signing of a rental agreement, whichever is earlier, the renter's name, mailing address, and home and work telephone numbers.
19. Maintenance, repair or replacement of unit windows and exterior doors are the responsibility of the unit owner.
20. It is the responsibility of all residents to be familiar with the Covenants and Bylaws. The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time, and to impose reasonable fines for infractions of the Rules and Regulations and / or Covenants of the Association.

Updated December 2005

McCARREY PARK CONDOMINIUMS
PARKING AND VEHICULAR RESTRICTIONS

Article II, Section 3 of the Declaration for McCarrey Park Condominiums reads as follows:

No vehicle which shall not be in an operating condition shall be parked or left on the property subject to this Declaration, other than on an assigned parking space. The parking spaces shall be used for parking vehicles only and shall not be converted for living, recreational or business purposes. There shall be no exposed storage deposited, accumulated or preserved anywhere on the property.

Article II, Section 4 of the Declaration for McCarrey Park Condominiums reads in part as follows:

No noxious or offensive activities (including, but not limited to, the repair of automobiles) shall be carried on upon the project.

In order to enhance the desirability and value of the property, it has become necessary to further define these regulations and place some added restrictions upon the owners. In this regard the following rules, restrictions and definitions are offered:

Any vehicle which does not bear a valid license shall be deemed inoperable.

It shall be the responsibility of the vehicle owner to maintain the vehicle at all times.

Any vehicle which is leaking oil, transmission fluid, or other elements shall be immediately removed from any common area.

Flat tires shall be repaired/replaced within 24 hours.

No vehicle shall be stored in the common areas. For these purposes, a vehicle may be parked for no longer than 72 hours.

No vehicle shall be parked in the common areas for the purposes of doing automotive work, body work, or other automotive maintenance work.

No vehicle shall be used as a receptacle for garbage or refuse.

The House Rules for McCarrey Park Condominiums read in part as follows:

#2. The parking of recreational vehicles (boats, campers, and tops, motorhomes, snowmachines and trailers) will be in the specified area at the north end of the complex. Another alternative is within your garage. If neither of these areas are acceptable, it is your responsibility to locate storage other than the complex.

For these purposes recreational vehicles does not include a pick-up truck with top which is used for daily use.

#13. All parking areas will be cleared of vehicles for snow removal. All common and limited common areas are for snow storage.

For these purposes - the common areas are for daily use only and any vehicle not moved within a 72 hour period will be subject to removal at the vehicle owner expense.

An exception may be made by the Association for any homeowner and/or their tenants, who first contacts the Board of Directors through any director or the managing agent and notifies the Board of Directors of their reason for being unable to comply and with a time frame for compliance.

Adopted by the Board of Directors
February 7, 1990

McCARREY PARK CONDOMINIUM
FENCE CRITERIA

1. All requests for a fence shall be submitted to the Board of Directors, in writing, for approval.
2. All requests for a fence shall include a sketch outlining the area in which the fence is to be installed.
3. No fence shall be installed in any area other than behind units 7A; 8A; 14B; 15B; 16A; 15A; 9A; and 10A.
4. The maintenance of the fence will be by the Association at the unit owners expense.
5. There is to be no denial of access to the fenced in area to the Association, utility services, or any McCarrey Park owner.
6. There is to be an entry gate on both sides of the fenced in yard area.
7. The gates are to be at least five feet wide and will be next to the existing McCarrey Park project fence.
8. The maintenance of the fenced-in area will be by the Association grounds contractor.
9. The design, finish, color and height shall all be in compliance with the existing McCarrey Park Condominium fence, including privacy fences.
10. The construction material shall match the existing McCarrey Park Condominium fence. i.e. Cedar boards and cedar 2X4 treated posts.

10/10/88