

Covil Gardens Owners Association Inc.

RULES & REGULATIONS

Effective 4/10/24

NOTE: Rule #14 Has been revised.

The following abbreviated plain language *Rules & Regulations* are extracted from the documents of the Association to simplify a general overview of the full unabridged recorded version. The recorded documents of the Association are the governing instruments. Violation of any rule (or the governing documents of the association) will subject the owner of the offending unit to fines as per the Association's Fine Policy. The purpose of the *Rules & Regulations* is not to harass residents/owners, but rather to ensure reasonable quality of life within the community and assist in maintaining or improving the property values.

IT IS THE RESPONSIBILITY OF ALL OWNERS TO ENSURE THEIR TENANTS ARE PROVIDED A COPY OF THE RULES & REGULATIONS AND ABIDE BY THEM. IT IS ALSO THE RESPONSIBILITY OF ALL OWNERS TO ENSURE ALL RESIDENTS, TENANTS AND GUESTS ABIDE BY THESE RULES & REGULATIONS AND ALL OTHER COVIL GARDENS GOVERNING DOCUMENTS. ALL FINES FOR VIOLATIONS WILL BE ASSESSED AGAINST THE OWNER'S ACCOUNT.

1. Owners are responsible for removing all ice, snow, leaves and other debris from all rear patios (ground floors) and all balconies which are limited common elements appurtenant to his/her unit.
2. No illegal, loud, obnoxious, or offensive activity shall be carried on in any Unit or upon the Common Elements, nor shall anything be done therein tending to cause embarrassment, discomfort, annoyance or nuisance to any owner.
3. The use of Units and Common Elements shall be further subject to the Bylaws and the Covil Gardens Declaration and any and all other governing documents of the Association.
4. A unit may not be leased or rented for a term of less than one year. All leases and rental agreements shall be in writing and subject to the requirements of the Condominium Documents and the Association.
5. No owner or resident shall cause or permit to be caused **any** improvements or changes to the exterior of the building, exterior of the unit or any of the common areas or limited common areas or any other portion of the building, including but not limited to painting, staining, electrical wiring or antennae, lattice work, awnings, canopies, shutters or other objects without **PRIOR** written architectural approval from the Board of Directors. NOTE: Drilling holes or cutting other openings from the interior of a unit to the exterior is considered an alteration and is not allowed without **PRIOR** written approval from the Board of Directors.

6. No owner or resident may make any improvements or alterations to the interior of his/her unit that impairs the structural integrity or mechanical systems or lessens the support of any portion of the Condominium.
7. Excessive noise is not permitted at any time. This includes but is not limited to stereos, television, pet noises, musical instruments, loud noises, noisy parties and loud voices.
8. Pets are permitted only if such animals do not disturb or annoy other residents. If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and/or annoyance to other residents, the owner will be asked to permanently remove the pet from the premises. All owners are required to clean up thoroughly after their pets. All owners must constrain their pets (dogs AND cats) by leashing them while in the common areas and limited common areas. All pets must be personally escorted when outside of the unit. No pets may be "staked out" or otherwise confined in the common areas or limited common areas.
9. In order to maintain consistency in the visual attractiveness of the exterior of each unit and the building in general, all window coverings, including draperies and blinds, visible from the exterior of the unit, shall be white or neutral in color and in good repair. Of course, the interior may be of a different hue.
10. All household refuse **MUST** be placed in plastic bags, tied and placed in the trash dumpsters for pickup. At no time will garbage, bulk items, toys, bikes, shoes or any other personal items be permitted to be left outside any unit or in any part of the common areas. No bulky furniture items (i.e., mattress, box springs, tables, shelves etc.) or appliances (refrigerator, stove, washer, dryer, etc.) are allowed inside OR outside the dumpster. Our trash removal contract does not include these items. Just as with other city residents, each unit resident must arrange for pickup of these items. Bulk items may not be left outside the unit or in any of the common areas pending pickup. Some remedies include: **Rescue Mission at 343-0366 and Salvation Army at 762-6611**. Any trash, bulk items or any other personal items found in the hallways or any other common area or limited common area will result in the cost of removal of such items being assessed to the unit OWNER'S account. Fines for violations of this rule may also be imposed.
11. Temporary holiday decorations (such as wreaths) may be affixed to the exterior of the main entrance door of individual units. Such decorations may not be placed on the walls or floors outside of any units. Holiday decorations may not be attached using adhesives, nails, tacks, screws or any other permanent means which would harm the exterior finish of unit entrance doors. No decorations deemed by the Board of Directors in its sole discretion to be offensive or hazardous will be allowed on the exterior doors or visible through the exterior windows of any unit. All holiday decorations may not be placed outside the units prior to 20 days prior to the holiday and must be removed within 10 days after the holiday. Holiday decorations placed on patios and balconies may not be attached with nails, screws, staples or any other method that penetrates or may cause damage to the exterior surface of the building.
12. In accordance with fire code, a 48 inch path (mainly for emergency egress) must be maintained exiting each unit main entrance door and completely around all stairs in a rectangular pattern centered in the middle of all stairwells on each floor in the common area stairwells. In most areas clearance around these stairs is only 55 inches total so less than 7 inches remains when keeping the path clear. For stairwells where the stairs are centered in

the stairwells this 48 inch path must remain clear all the way around the stairs. In addition, fire code prohibits the storage of any items on or underneath the stairs themselves or on the landings. For this reason, no furniture, decorative items, plants, grills, bicycles or any other personal items are allowed within these 48 inch zones in the common area stairwells. Personal items include (but not limited to) shoes, towels, mops, brooms, grills of any kind, toys, strollers, bicycles or any other personal items. Nor may any of these items be stored on or underneath the stairs themselves or on the landings. No decorative items or other items may be attached to the exterior of the unit in, on or around the common area stairwells and unit entrances with nails, screws, tacks, staples or any other attachment method which may harm the exterior surface of the exterior walls, floors, rails, cement patio or any other exterior surface of the building. Holiday decorations may not be attached with nails, screws, tacks, staples or any other attachment method which may harm the surface or structure of the railings. One door mat is allowed immediately outside the unit entrance. The unit owner is responsible for keeping the mat reasonably clean and in good repair. The owner is responsible for keeping the floor in the immediate area of the mat reasonably free of dirt and debris resulting from the placement of any such door mat.

13. No personal items may be stored in any common areas. No trash or other debris may be placed in the common areas (except in the dumpsters). No modification to the common areas may be done without the prior written permission of the Board of Directors. Only those activities deemed by the Board of Directors to be appropriate (in their sole discretion) may be conducted in the common areas.
14. No motor vehicles, motorcycles or other gasoline or electric powered vehicles or other similar vehicles (such as scooters, ATVs, etc) or bicycles may be parked or stored in the common areas, common area stairwells or limited common areas (patios and balconies) at Covil Gardens other than in designated parking spots in the parking lot or bicycle racks for bicycles (if ever provided by the POA). A maximum of three (3) resident vehicles per unit may be parked in the parking lot at any one time. Violation of this maximum vehicle rule will subject unit owners to violations and fines and resident vehicles (above the maximum) to towing at the vehicle owner's expense. Vehicles, when measured from one end to the other and/or side to side, that are longer than the space when measured from the curb to the end of the parking space line and/or wider than the space when measured from the inside of the line designating a space to the inside of the other line completing the space are not authorized to park at Covil Gardens. **Vehicles may not take up two spaces when parking.** Vendors making deliveries and contractors working on short term projects for the HOA or working on short term projects for individual owners are exempt from the size restriction.
15. No signs are allowed in any residential units or the residential common areas that are visible from outside of the units or common areas.
16. All owners are reminded that it is your responsibility to ensure that your residents, tenants and guests are aware of these rules and regulations and all other governing documents for Covil Gardens and that they abide by them. Any violations by owners, residents, tenants, or guests are subject to a fine which will be assessed against the OWNER'S account.
17. Owners are also reminded that any damage to the common areas or limited common areas by owners, residents, tenants, or guests will result in the cost of repairing such damage being assessed against the OWNER'S account. Additionally, acts of vandalism are subject to referral to the local authorities for appropriate action.

18. No inoperable vehicles, or vehicles without current registration and insurance are permitted. No vehicle repairs may be made on the property.
19. No boat, camper, trailer, motor or mobile home, RV, tractor trailer, ATV, off road vehicles and bikes, jet skis, or similar type vehicles and items are permitted at any time on the property.
20. Only traditional patio furniture, decorative items and plants are allowed on rear patios and balconies. No personal items may be kept on the patios and balconies. The patios and balconies are not to be used for storage. No shoes, towels, mops, brooms, grills of any kind, toys, strollers, bicycles or any other personal items (other than furniture and plants) are allowed on the patios and balconies. No decorative items or other items may be attached to the exterior of the unit in, on or around the patios and balconies with nails, screws, tacks, staples or any other attachment method which may harm the exterior surface of the exterior walls, floors, rails, cement patio or any other exterior surface of the building. Nothing may be attached to, hung on, leaning on or against or in any other way affixed to balcony handrails or railings except for temporary holiday decorations. Holiday decorations may not be attached with nails, screws, tacks, staples or any other attachment method which may harm the surface or structure of the railings.