

**BIGWOOD III CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS POLICY
6th REVISION – 2010**

WHEREAS, Article VIII, Section 8.5 “Rules and Regulations” gives the Board of Directors the authority to establish reasonable rules and regulations governing activity on Association common area.

WHEREAS, there is a need to establish rules to maintain the common area in a standard appreciated by all owners and provide guidelines necessary in a community living environment equal and fair all residents.

WHEREAS, it is the intent of the Board of Directors to provide reasonable guidelines governing activities that may be offensive to members of the Association, their guests or tenants.

NOW, THEREFORE, BE IT RESOLVED that the following rules and regulations will apply to all owners, guests and tenants of the Association.

Rules shall be provided to each owner by the community Association Management Company and it shall be the owner’s responsibility to post these rules, in open view, in each owner’s condominium.

- Owners are responsible for informing tenants and guests of the Association rules.

Noise

- Noise will be kept at a minimum between the hours of 10:00pm and 8:00am inside of units and in the common areas; this includes, but is not limited to noise from such items as vacuum cleaners, construction noise, loud television/stereos, playing and conversing in common areas, use of major appliances (washing machines and dishwasher), etc.
- No noxious or offensive activities, including but not limited to repair of automobiles or other motorized vehicles shall be conducted within the complex.
- Nothing shall be done on or within the complex that may be or may become an annoyance or nuisance to the residents of the complex or that in any way interferes with the quiet enjoyment of occupants of units.

Trash

- Garbage containers are located in the storage buildings in the parking lot.
- Large items that take up normal trash space may not be disposed of (i.e. furniture, computers etc).
- All cardboard must be broken down.
- Construction materials are not allowed and must be disposed of at owner’s expense.
- Hot ashes from the fireplace are not allowed.

Pets

- All owners and renters shall be allowed to have a dog/cat on the premises. The following guidelines regarding dogs at the Bigwood III condominiums **MUST** be adhered to at all times.
 - a. Dogs must be under the owner’s direct supervision at all times. They may be off leash or leashed.
 - b. Owners shall clean up immediately after pets to ensure our common areas are clean. Damage to the lawn, plantings, common area carpet, etc. caused by pets shall be the sole responsibility of the owner.

Parking

- The parking of RV's, trailers, boats, inoperable vehicles, and of vehicles in disrepair is not permitted.
- Long term parking, defined as one month or longer, will be restricted to certain areas (see parking map for acceptable locations) depending on the owner's building.
- Long term parkers shall provide a key for the vehicle to the Association Management Company in the event the vehicle must be moved for snow removal or emergency vehicle access.
- Unit owners shall park preferable in those areas that have been designated for the building for which owner's unit is located.

Interior Remodel

- In the event of construction, the owner must contact the Association Management Company to inform them of the construction and must provide for the disposal of the construction salvage by providing a separate garbage dumpster (at owners expense) or by having the contractor dispose of the materials off site. Under no circumstances shall construction garbage be deposited in common area garbage cans or garbage storage facility.

Patio/Decks

- Only barbecue grills, bicycles, lawn furniture, flower pots, baskets and neatly stacked firewood may be stored on the condominium decks and patios.
- There shall be no exterior drying or laundering of clothes on balconies, patios, porches, or other areas.

Common Area

- Items may not be kept or stored in/on common area entryways, hallways, or stairways including but not limited to the following; skis, luggage, bikes, gasoline or gasoline powered equipment. These areas may not be used as additional storage, etc.
- The only exception are the following;
 - Temporary seating (a bench no longer than 4 ft in length), pictures hung adjacent to owner's door, nameplate on the door or adjacent to the door, and a wreath or dried flower arrangement for your door or adjacent to the door.

Signs

- In the event a condominium unit is put up for sale, the owner is allowed to place a sign in the window of the unit for sale, but not on the exterior of the building or in common areas except if an Open House is being held. Immediately after the open house, all signs must be removed from the common areas.

Landscaping

- Owners are not permitted to change/add or remove any portion of the landscaping without board approval. The plan must be presented in writing to the manager. The manager will then forward the request to the board of directors.