

HARRIMAN PLACE ASSOCIATION RULES & REGULATIONS

July 2019

The fines for violation of rules are: First occurrence is \$250; Second occurrence is \$500; Third occurrence is \$1000

Fines are assessed to the unit owner; unpaid fines can result in a lien placed against the unit.

I. PARKING – The same rules apply to rented units as to those that are owner-occupied.

- A. Each Harriman unit has the right to use one (1) exterior parking space for an operable automobile, currently licensed.
- B. No storage of unused vehicles is permitted. Space for storage of non-motorized vehicles is not provided.
- C. Motorcycles are considered one (1) vehicle. Damage to the surface from kickstands will be charged against owner.
- D. Parking is permitted only in the garage, or in a designated parking spot.
- E. Illegally parked cars will be “booted”; there is a \$50 fee to get your car released.
- F. *Parking in the fire lane is prohibited.*

II. PETS - Only owner-occupants are permitted to keep pets. RENTERS ARE NOT PERMITTED TO KEEP PETS ON THE PROPERTY.

- A. Pets must be under the direct and full control of the owner at all times. Owner of the unit is responsible for any damage or expense of clean-up caused by pets belonging to those using the unit. Owners are responsible for instructing owners of authorized pets that they must “scoop the poop.” Violations go against the owner of the unit.
- B. Pets causing noise or any violation of the CC&Rs may be removed or caused to be removed by the manager or the Board of Directors.
- C. Pets are not allowed in the pool area.

III. DECKS AND DOORSTEPS

- A. Barbecues, firewood and reasonable amounts of all-weather furniture are permitted to be kept on those decks which are private to the condominium (“limited common area”). They are not permitted elsewhere.
- B. Firewood kept on doorsteps must be covered with a neutral covered canvas material or inside constructed storage containers approved by the Board. Canvas coverings must be secured to keep the area tidy and litter from firewood must be swept up.
- C. Items such as bikes, play items, boxes or trash shall not be kept on the doorstep, the walkways or limited common areas.

IV. INTERIOR WINDOW COVERINGS must be of a natural, neutral color on the side which faces the exterior. Any non-conforming window covering which remains in place after one year from this date must be removed by the occupant/owner/tenant.

V. EXTERIOR MODIFICATIONS: No owner may modify or decorate the exterior of the buildings or screens, doors, awnings, windows, decks, walls, entries or other portions of any unit visible from outside the unit without the prior written consent of the Board. No owner may modify or decorate common or limited common areas without the prior written consent of the Board. No owner may keep personal belongings of any kind, except authorized vehicles and storage units, in any common areas.

VI. OFFENSIVE ACTIVITY:

- A. No noxious or offensive activity shall be carried on in any unit or common area, nor shall anything be done therein that may be or become an annoyance or nuisance to other owners. This includes, without limitation, excessive noise and/or excessively bright lighting. Construction activity is limited to 8 a.m. to 6 p.m., Monday through Friday ONLY.
- B. Smoking is considered a noxious activity and is NOT allowed in any common area, including the pool area.

VII. RULES PERTAINING TO THE POOL & SPA:

- A. Pool hours must be strictly observed. The pools hours vary with the season, so check with management to learn current times for opening and closing. If Tyrolean management fails to open the pool during seasonal hours, Christophe management must be notified immediately so they can take action to correct the error. If Tyrolean reports Christophe or Harriman owners or guests using the pool during closed hours such that its guests are annoyed there will be a fine against the owner of that unit. Pool parties for which more than two complaints are received by management will trigger a \$250 fine against the owner.
- B. Children under 14 must be accompanied by an adult.
- C. No pets are allowed in the pool area.
- D. No smoking is allowed in the pool area.
- E. Keys to the pool are issued to unit owners. They may not be loaned to anyone who is not a Harriman owner or owner guest. Only one key per room is issued. So as to discourage carelessness, the cost of obtaining a replacement for a lost key is set at \$50.
- F. No glass containers may be inside the pool enclosure. The pool may not be used for kayak roll practice.