

1/18/18

No meeting minutes found approving these changes

## SILVER QUEEN EAST CONDOMINIUMS

### RULES AND REGULATIONS

As provided in the Bylaws of the Silver Queen at Wildercrest Condominium Association. The Board of Directors has instructed the managing Agent for the Association to strictly enforce these rules. In addition to penalties provided for by these Rules and Regulations. Violators will also be subject to injunction, liability for damages, liability for attorney's fees, and liability for any other costs associated with enforcement, For the purpose of these Rules and Regulations, the term "owner" shall mean the legal owner(s) of an Association condominium unit

**Pets:** Tenants are not permitted to keep pets of any kind on the condominium property. Owners [those Listed on the deed] may have their own personal pets on the condominium property only while they are living in or visiting their unit. All pets must be kept under the direct supervision and control of the owner and leashed at all times when outside. No pet shall be tethered, tied or secured to the unit walkways or other common areas. Owners assume full responsibility for damage to common areas or landscaping caused by their pet(s), If any owner's pet causes a disturbance because of noise or actions so as to be objectionable to other residents, as determined by the Managing Agent or the Board of Directors, the owner must immediately correct the disturbance and/or remove the pet from the condominium property. The owner is required to immediately remove and dispose of all "refuse/waste" caused by their pets. Pets may not urinate/defecate within 10 feet of the walkways and building entrances.

**Balconies:** Balconies shall be used for the purpose intended and shall not be used for open storage (except, firewood, gas and electric grills, bicycles, and outdoor patio furniture). Charcoal grills are prohibited. Balconies shall be kept neat and free of trash so as not to be offensive to other residents and guests. Flower boxes and hummingbird feeders may be hung on balconies but birdseed feeders, clotheslines, garments, or other articles are not permitted. Board of Directors' approval is required prior

to installation of satellite dishes. No item may be permanently attached or drilled into the wood, railings, decking, siding or other common areas

**Snow Removal from Balconies:** Owners and occupants are responsible for removing snow and ice buildup on balconies in a manner that does not impact the lower balconies. Owners will be held financially liable for damage caused to adjacent units as a result of snow and ice buildup on their balconies. Homeowners are responsible for the snow removal from decks twice each month, on the 1st and 15th of every month, homeowners shall inspect and clear their decks. Additionally, the homeowner will clear decks after each storm, not allowing snow accumulation to exceed 12" in depth at any time. Failure to abide by this resolution will result in the HOA hiring WPM to clear decks and invoice the homeowner.

**Disturbances and Damages:** Owners, their families, guests, and tenants shall not make or permit to be made any disturbing noise, or do or permit any act which unreasonably interferes with the rights, comforts, or convenience of any other occupant. Any damage to common elements or common personal property caused by an owner or by the family, guest, or tenant, shall be repaired at the expense of that owner.

**Quiet Hours:** Loud or disturbing noises are not permitted. Quiet hours are from 10:00 p.m. to 7:00 a.m., as not to disturb the other residents and their guests.

**Trash:** Garbage and trash shall be deposited into the dumpsters provided by the Association. All trash must be placed completely within the dumpster. No furniture, appliances or other large items may be placed in or left outside the dumpster. Littering or leaving trash on the grounds or common areas of the property is prohibited

**Roof/Scuttle Doors:** Use of or trespass upon the roof or the scuttle doors (located at back of carports)

for any purpose is strictly prohibited.

**Keys:** All entry doors into each unit shall be able to be opened by a master key which is retained by the Managing Agent. No owner or occupant of any unit shall alter any lock or install a new lock on any

entry door into any unit so as to be unable to be opened by the master key. Locks not conforming will be

re-keyed at owner's expense.

**Common Areas:** Common sidewalks, stairways, driveways, and entrances shall not be obstructed or used in any other purpose than ingress and egress. Personal property shall not be left or stored in any common area. Each unit is limited to a single doormat, The Association assumes no liability, nor shall it be liable for any loss or damage to any property left in any common area.

**Structural Work:** No structural work of any kind shall be done upon the interior or exterior building walls of common elements by any unit occupant without the prior approval of the Board of Directors.

**Exterior wires for any purpose-** shall not be installed except as may be expressly authorized by the Association's Board of Directors

**Signs:** No owner or occupant shall post any advertisement or posters of any kind in or on any part of the condominium property except that one (1) real estate "For Sale" sign is permitted on the front window or on the balcony sliding door glass. No signs are permitted to be hung from the balcony railing. No handwritten signs are allowed.

**Water Damage:** Any damage or expense which is the result of water flow from a tub, shower, sink, or damaged pipe (excluding common pipes serving multiple units) within a unit shall be the liability of the owner of the unit where the water originated.

**Window Coverings:** Use of sheets, towels, flags, etc, as window coverings is prohibited.

**Long-term Rentals:** The Managing Agent must be notified in writing of all rentals of more than 30 days duration. It is the responsibility of the owner to provide a copy of these Rules and Regulations to the tenant and to execute a signed agreement to abide by the Association's Rules and Regulations. The owner will provide a copy of this agreement to the Association, if requested.

**Dues:** All Association monthly dues are due and payable on the first day of each calendar month. Each required monthly dues payment that is not paid within 30 days following the due date shall be

considered past due and subject to a late fee or as required in the dues coupon payment book, whichever is

greater.

**Businesses:** No businesses that entail the coming and going of clients may be operated on the premises of Silver Queen East

**Enforcement:** The Association has a written policy for enforcement of architectural guidelines, rules.

Covenants, and policies. Violations will be issued according to the same. Owners have a right to appeal by registering a written complaint. Owners will be afforded a hearing before the Board of Directors at the next scheduled meeting. Meeting date/time can be found on the community calendar, [www.wildernesthoa.com](http://www.wildernesthoa.com). After the Board's discussion of the appeal: The Board will vote to uphold or rescind the original decision, unless otherwise stated, the owner will be notified in writing of the Board decision.

**Violation Fine Structure:**

The penalties for violation of Association Rules and Regulations shall be as follows:

1st offense- written warning, delivered to the unit and a letter sent to owner

2nd offense- \$100 assessment

3rd offense- \$200 assessment

4th offense- \$300 assessment

If a violation occurs that is not corrected, an additional \$200 assessment may be levied every 30 days so long as the violation continues and is not abated. After the 4th offense a lien shall be filed for any unpaid assessments.

**PARKING, VEHICLES:**

**Parking Permits:** Two parking permits only will be issued per unit. After August 1 2007 permits must be displayed on all vehicles parked in the Silver Queen East lot, including carports, by hanging a permit on the rear view mirror with numbers facing windshield. Vehicles that fail to display a permit are subject to towing at owner's expense 48 hours after had a warning sticker placed on vehicle, upon the

direction and discretion of the Board of Directors or the managing agent.

a) Owners are responsible for promptly transferring parking permits to their tenants/guests/visitors and informing them of these regulations.

b) Owners who sell or otherwise transfer their units are solely responsible for transferring parking permits to new owners/purchasers.

c) Vehicles that do not display a parking permit will receive a warning sticker after 48 consecutive hours in the lot or more than three times per week and will be subject to towing per paragraph 18 above,

d) Future replacement permits will only be issued upon payment of a \$50/fee and cancellation of lost permit

e) Each unit is entitled to two parking permits only. To the extent that a trailer, boat, snowmobile, ATV, motorcycle or similar conveyance utilizes a parking space that would otherwise be available to accommodate another vehicle it must have a permit, (Note that trailers, boats, snowmobiles, campers are

not allowed in the parking lot with or without permits, but motorcycles are allowed in the lot with a permit displayed)

Carports: All vehicles in carports must have a parking permit or will be subject to towing per paragraph 1 above. Vehicles improperly parked in carports will be towed immediately at the expense of the vehicle owner. Only vehicles, trailers, motorcycles and boats may be parked or stored in carports and

must fit entirely within the carport. Carports may not be used to store other items ( e.g. furniture, tires, boxes, etc), Owners may petition the Board of Directors for approval to build a car port closet Carport storage closets shall conform to existing building materials and paint color. Carports must be kept clean and free of trash.

Vehicles: Move Every 14 Days: All vehicles in the lot must be moved every 14 days even if they display permits, but specifically excluding vehicles in carports. Failure to comply will subject vehicle to towing at owner's expense 48 hours after a warning sticker is placed on vehicle.

Common Area Parking: Boats, Trailers, snowmobiles and similar recreational vehicles may not be parked in the Common Area. Vehicles shall not be parked in such a way as to impede traffic flow or snow removal. Improperly parked vehicles will be towed immediately at the vehicle owner's expense. Mechanical repairs or maintenance of vehicles are not permitted to be performed at the complex. On-premises vehicle maintenance is limited to emergencies only, i.e. flat tire changes, addition (as opposed to changing) of fluids, and battery charging.