

PARKSIDE CONDOMINIUMS HOMEOWNERS ASSOCIATION AT
KNOLLRIDGE RULES AND REGULATIONS

APPLIES TO OWNERS AND TENANTS

These rules are effective December 1, 2010

1. To maintain and keep in a neat and clean condition the unit occupied, the balcony, patio, hallways, stairs, and the other common facilities.
2. To use the proper container for garbage disposal and to keep that area clean. All trash must go into the dumpster and lids must be closed. Any plastic bags or trash left in hallways will be picked up by management or maintenance people at a charge of \$25.00 per bag or box. Removal of accumulated trash in hallways will be assessed to Owner on their monthly homeowner's dues. Charges of 50.00 will be assessed for removal large items, such as furniture and appliances.
3. Only up to ¼ cord of firewood is to be stored on decks. Absolutely no splitting of firewood on premises. Items allowed are: appropriate patio furniture, plants, bicycles, tricycles, children's toys, so long as not excessive, brooms and snow shovels. The Board reserves the right to restrict these items on a case by case basis and any other items left on balconies. No tarps, bird feeders or wind chimes. No dead plants, only Board approved sunshades and latticework.
4. Under no circumstances is the drying or hanging of clothes on patio, or patio railings permitted.
5. To keep all radios, loud speakers, etc. low enough so your neighbors can not hear them and if you have guests control them so that they do not create a disturbance. There is to be no other loud noises that would disturb neighbors. The common area acts as an echo chamber and noises are amplified there. Parents please control your children so as not to disturb the neighbors.
6. To use proper window coverings. No newspapers, sheets, or other makeshift coverings. Nothing should be placed on or in windows or doors of units except possible seasonal ornaments.
7. No pets are allowed.
8. There are no facilities for children such as a play area or a place that children can be safe. The building was not built to accommodate children and there are open stairs, balconies, and parking lots that accommodate other vehicles and other dangerous attractive nuisances that could endanger children. Parents are to supervise children at all times.

9. Hallways and stairways are not to be used as play areas. They are very dangerous and it also disturbs the neighbors, especially those that work nights and sleep days. There is a play area belonging to the city to the east of the building. There is also a bicycle rack in the front of the Parkside Building.
10. The parking area is for your personal vehicle. Each unit has two assigned parking spaces.
11. Each assigned pair of spaces may either be used for two vehicles, or one vehicle and one trailer less than twenty (20) feet in length. The Association reserves the right to prohibit any trailer that it deems as unsightly. Please contact April at the Property Manager, if you need a map of the assigned parking spaces for Parkside.
12. There are three visitor parking spaces located in the south parking lot, Guests should be advised to park further back in the visitors parking area or along the curb on W. 24th St.
13. All vehicles in parking lot must be licensed, insured, and kept in operable condition. Parkside is not responsible for any theft or damage. Proof of insurance is required for every Parkside resident's vehicle.
14. Under no circumstances are vehicles or trailers to be parked in such a way as to hang over the sidewalk or otherwise interfere with the flow of pedestrian traffic or snow removal.
15. We need the license plate numbers of all vehicles that belong to residents of Parkside and the unit number to which they belong.
16. Under no circumstances are vehicles or trailers to be parked in such a manner as to hang over any portion of Parkside's common grounds, which includes the grass or gravel covered areas.
17. No outbuildings, fences, clotheslines or construction of any type shall be allowed without written permission from the Association.
18. All owners who lease their unit must have the tenant sign a copy of these rules and regulations, which shall become a part of the lease and if these rules are not adhered to shall nullify said lease. A copy of all leases with the signed rules and regulations shall be sent to the Association within ten days of the signing of the lease.
19. Under NO circumstances will anyone drive on the grass or gravel areas of the building!
20. All owners must supply the Association with proof of Liability Insurance for their unit. Such insurance shall name the Association as an additional named insured and loss payee on all casualty insurance policies issued to unit owners in the condominium.

21. All units must provide proof that their chimney and wood stove has been inspected once a year.
22. All unit owners must provide proof that their dryer vents have been cleaned once every two years
23. Smoking within the common areas of Parkside is not allowed.
24. Parkside discourages vehicle maintenance on the property but realizes that sometimes this is a necessity. All vehicle maintenance must be done within a 24-hour period. Do not leave vehicles on blocks or vehicles that are obviously inoperable in parking area.
25. Warning and fines shall be as follows:

First violation: warning letter;
Second violation: \$50 fine;
Third violation: \$100 fine;
Fourth and subsequent violations: \$200

The notice of violation shall state with reasonable detail the circumstances of the claimed violation and shall provide the Owner an opportunity for a hearing to refute the complaint. If the Owner does not respond in writing to the first warning with a request for a hearing within fifteen days after the Property Manager or the Board places the notice of violation in the United States mail, first class postage paid, then the Owner shall be deemed to have admitted the facts as set forth in the notice of violation at which time the Board may impose a fine or penalty, or both for the violation and may suspend the Owner's privileges as the Board deems appropriate.

26. The Association shall have the right, at any time and without proceeding through the steps outlined herein to compel compliance with the terms of the Association's documents. Failure of the Association to enforce its governing documents pursuant to this Policy shall not constitute a waiver of the right to enforce the same thereafter.
27. Nothing can be mounted to exterior of building without prior approval of homeowners association, with the following exception:
 - (a) Air conditioning unit installation must first be reviewed and approved by the Association. The Association can provide you with the requirements that we want to see. This applies to any existing AC units that are currently installed. The Association reserves the right to choose the installation Contractor to ensure that installation is uniform and conforms to our requirements. Check with the Property Manager for the drawing specifications.
28. All satellite dish installations must first be approved by either the Property Manager or the Board of Managers.

29. As of January 1, 2010, all owners will be required to share the cost of garbage collection for the Parkside building. Previously, the Association paid for this cost and the unit owners only paid the City for water and sewer. The fee for this service for the first year will be \$200 per unit. Owners may pay this amount by the month (\$17), three months (\$50), six months (\$100) or once yearly (\$200). If not paid monthly, then the garbage fee must be paid in advance. All garbage fees not paid in advance will accrue interest and late fees. Each unit owner must inform the Association of their choice of payment methods. If a unit owner does not return their choice form by January 1, 2010, then the payment method will default to the monthly option. The garbage fee will appear on each unit owner's monthly HOA dues statement as a separate charge.
30. Any HOA dues, fees or assessment that is more than ninety (90) days late will result in a lien being placed on the owner's unit at the owner's expense. The owner is responsible also responsible for attorney fees and interest charges. The Parkside Declaration of Covenants states that an interest charge of 18% will be charged on any late dues, fees or assessments.
31. An Owner's failure to receive the policy, rule or regulation shall not be a defense to the Association's ability to enforce the policy, rule, or regulation or to levy fines, expenses or attorneys' fees as a result of a violation of the policy, rule or regulation.

LEASER:		DATE:	
RESPONSIBLE PARTY:		DATE:	