

Crystal Creek Condominium Association

Rules and Regulations

Updated 1-1-2017

Animals. Each unit owner may keep and maintain one domesticated pet so long as such pet is not a nuisance or obnoxious or troublesome to any other unit owner or guest. The right to maintain one domesticated pet as herein set forth shall be subject to the following conditions and reservations:

- The owner shall assume full responsibility and liability for any damage to persons or property caused by his pets.
- Additional dogs may be permitted up to a total of three (3) per unit provided the owner of the unit pay the deposit to the Association per the Penalties/Fees section of these Regulations. The total quantity of dogs in the complex cannot exceed twelve (12) at any given time.
- Dogs are not allowed to be tied up on the property and all owners are required to clean up after them immediately. Dogs must be on a leash at all times.
- The above right to maintain pets upon the condominium property is subject to revocation and termination at any time by the Board of Directors upon their sole determination that such pet is either vicious or is annoying other members or otherwise a nuisance.

Recreation Equipment and Vehicles. No recreational equipment or vehicles shall be parked, stored or maintained on the premises by any unit owner, tenant or guest at any time. Recreational equipment is defined to mean boats, campers, RV's, trailers, tents or other similar equipment or devices. Recreational trailers not exceeding one parking space in size will be allowed, counted as one of the two spaces allowed per unit and subject to any and all parking rules below.

Parking. Parking shall be restricted to vehicles owned, leased or rented by occupants and all vehicles must be registered, operational and able to be moved within 24 hours' notice. No storage of vehicles will be permitted at any time. Each unit is allowed two (2) un-specified parking spaces. During snow events, all vehicles will be required to move in order to maintain the parking areas. Inoperable vehicles will be removed at the owner's expense. Trailers that are not moved once in a 14 day period will be subject to penalties and fines.

Nuisances. No obnoxious or offensive activity of any nature shall be maintained or allowed within Crystal Creek Condominiums and each unit owner, guest, invitee or lessee shall occupy and use his condominium unit in a manner that is not offensive to the other unit owners, guests, invitees or lessees. No owner, guest, lessee or tenant shall make or permit any noise

including musical instruments, radio, television, loud speaker, etc. between the hours of 11:00 pm and 9:00 am.

Trash. No trash, debris or refuse shall be deposited within Crystal Creek Condominiums except only within trash containers to be furnished at a central location by the Association. No Trash, debris or refuse may be stored or kept in common areas such as porches, decks or yards. No fires, nor the burning of any trash, debris or materials shall be allowed outside of any unit within Crystal Creek Condominiums.

Buildings and General Common Elements. No repairs, alterations, maintenance, improvements nor the fixing or mounting of any devices, items or fixtures shall be made to the buildings or general common elements without the written permission of the Association and as otherwise governed by the condominium Declarations and Bylaws.

Use of Buildings and Limited Common Elements Use of any of the general or limited common elements will be made in such manner as to respect the rights and privileges of other unit owners. It shall be the owner/occupants responsibility to remove snow and ice from all balconies described as Limited Common Elements in the Condominium Declarations.

Driveways, Walkways and Entryways. The driveways, walkways and entryways within the complex and grounds shall at all times be kept free and clear of any obstructions. No unit owner, guest or lessee shall park vehicles in any way to obstruct the free and unlimited access of any other unit within the complex.

Common Areas. The common land area of the General Common Elements shall be kept and maintained by the Association or managing agent. No individual shall place, keep or maintain any personal property on the common areas.

Firewood. All firewood must be kept and maintained inside the unit, neatly stacked on the deck or porch of the unit, or neatly stacked directly under the deck of the unit against the building. Firewood left on any common area other than described above will be removed.

Personal Property. No personal property shall be stored, kept or maintained on any common areas of the complex. Personal property such as recreational equipment, skis, bicycles, etc. may be stored within the confines of the porches and balconies. Bicycles may also be parked in provided bicycle racks. Items such as furniture, appliances or any other non-recreational equipment are not allowed anywhere outside of the unit itself. Hanging or drying of clothes outside of the unit is prohibited except for within the confines of the deck or patio. Garments must be removed within 24 hours.

Exterior Antennas and Satellite Dishes. No radio, television, internet or similar dish or device shall be attached or hung from the exterior of the buildings without prior written permission of the Association.

Owner Responsibility. All owners are responsible to inform tenants or guests of these Rules and Regulations and will be held liable for any violation. Owners shall make these Rules and Regulations part of any short or long-term contract and will be held responsible for the actions of their tenants or guests.

Miscellaneous. Each owner and the occupants of a condominium unit shall maintain or cause to be maintained, in good condition and repair, his condominium unit and all of the fixtures therein, and shall promptly pay all charges for utilities separately metered to such unit. No owner may install any plumbing, wiring or air conditioning equipment, except with the prior written approval of the Board of Directors. Each owner, guest, invitee, and lessee agrees to comply with and abide by all rules and regulations set forth above and as the same may be amended or adopted by the Board of Directors from time to time. The above rules and regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declaration or Bylaws of the Association, but shall only be supplemental thereto.

Penalties and Fee Schedule. Any violation of these Rules and Regulations shall be subject to the following fine schedule:

First violation – Written warning

Second Violation – \$50

Third Violation – \$100 per week until the violation is rectified

Warnings and fines are at the sole discretion of the Crystal Creek Board of Directors. All unpaid deposits and fines will result in a delinquent account subject to all legal remedies of the Crystal Creek Association Collection Policies.

Additional dog deposit: \$250 per dog payable to the Crystal Creek Association shall be held for up to two (2) additional dogs per unit provided that the total amount of dogs in the complex does not exceed twelve (12). This deposit shall be held by the managing agent and will be used to pay any fines accrued or returned in full after successful demonstration that the dog no longer occupies the unit.