

POND VIEW RIDGE CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

VIOLATIONS SUBJECT TO NOTED FINE STRUCTURE

Revised 8/18/17

1. All common sidewalks, walkways, entrances, halls, stairways and passageways shall not be obstructed by any occupant or owner of a condo. Association assumes no liability and is not responsible for loss or damage to articles stored in any common area.
2. Parking areas shall not be used for storage and no outside storage sheds are allowed. No long term outside storage of vehicles, boats, RVs, trailers, etc. is allowed.
3. Occupants and owners shall be considerate of others occupants and owners. Quiet hours are in effect from 10pm until 8am daily. No loud noise, music, or any noise that is objectionable to others occupying the building.
4. Balconies shall not be used to hang garments or other articles not intended for balcony use. No charcoal grills or wood burning devices are allowed on any balconies or decks.
5. Routine annual inspections of individual unit heat systems will be conducted by and paid for by the HOA so as to make sure the systems are operating properly. Any required repairs or maintenance of individual systems recommended by the contractor during the routine inspections will be the responsibility of the respective unit owner to pay for repairs. If unit owner fails to act on making repairs the HOA will have the repairs made and the unit owner will be billed.
6. HOA Payment Assessments are due and payable on the first day of each month. Payment must be received within 30 days of due date or payment will be considered late and submit to a late fee.
7. Only owners are allowed to have pets on the property. Pets must be kept under control by their owner. Owners are required to pick up after their pets and properly dispose of the dog poop.
8. A passkey to each unit shall be provided to the Board of Directors or Managing Agent for unit access in case of emergency.
9. Smoking is only allowed inside a unit or on the private deck of that unit. No smoking in common areas.

Owners (or guests of owners) in violation of Association Rules and Regulations will be provided with written notice of the violation. Owners will have 7 days to respond to and/or correct the violation. Failure to correct a violation after seven (7) days time could result in the owner of the violating unit to be fined.

Fine schedule as follows:

FIRST VIOLATION:	Warning letter
SECOND VIOLATION: (of same rule)	\$100
THIRD VIOLATION: (of same rule)	\$200
CONTINUOUS VIOLATION OF SAME RULE:	Subject to a \$50 per day fine each day of continued violation

Approved by Board of Directors:

Effective date: