

# SUN RIVER TOWNHOMES

## RULES & REGULATIONS

Revised and Approved August 1, 2015

- 1. PROPERTY MANAGEMENT** – Winter Park Property Management is the first contact for maintenance or repair items. They can be reached at (970)726-7902 or by email at [srt@rmgwest.com](mailto:srt@rmgwest.com).
- 2. VEHICLE STORAGE** – Vehicles may not be left unattended or stored on the property. Vehicles not in compliance will be towed at owner's expense. Trailers, boats, RV's and similar equipment may not be stored on the property.
- 3. SPEED LIMIT** – The speed limit within Sun River is **15 MPH** at all times.
- 4. DUMPSTER** – A dumpster has been provided for the use of owners, guests and renters. Large items are not to be placed by the dumpster and are to be hauled to the landfill by or at the arrangement of the owner. Large items left at the dumpster will be subject to hauling fees plus a \$25 administrative fee.
- 5. UNIT KEYS/ACCESS** – Owners must provide a key or other access to their unit to the management company for emergencies and routine inspections. A service charge may be applicable if access is required and a key is not provided, as well as other costs to access or perform repairs in the units.
- 6. UNIT TEMPERATURE** – Thermostats are to be set at **55 degrees** minimum during the period from October 15<sup>th</sup> to April 15<sup>th</sup> to help prevent freezing and damage to the structure and units.
- 7. CRAWL SPACE HEATERS** – Crawl space heaters shall be plugged in and set on "low" from December 1<sup>st</sup> to March 1<sup>st</sup>, by WPPM.
- 8. UNIT INSURANCE** – Owners are responsible for the insurance on the contents of their unit, drywall, doors, windows, as well as liability within their unit. Damages, resulting from failures of structures that are HOA responsibility, will be taken care of by the HOA.

- 9. FOR SALE SIGNS** – “For Sale” signs can be displayed on a temporary basis from the interior of the unit, or on the decks so long as they do not exceed four (4) square feet in size, including Realtor signage.
- 10. NUISANCE** – Noisy occupants are not appropriate and those being offended are asked to call the Fraser/Winter Park Police Department if occupants do not respect requests for quiet, including excessive stereo, radio, or TV noise.
- 11. FIRE PROTECTION MAINTENANCE** – Owners are responsible to maintain smoke detectors, carbon monoxide detectors and fire extinguishers. Cost of repairs, battery replacement, and fire extinguisher(s) replacement will be the responsibility of the owners.
- 12. PETS** – Owners are welcome to have pets, but are asked to respect other residents and obey common sense rules. Renters are not allowed to have pets.
- ❖ Fecal waste must be **picked up** by the owner and disposed of.
  - ❖ Pets must be under the control of the owner, as there is a leash law in force.
  - ❖ Pets are to be kept quiet so as not to disturb other owners or guests.
- 13. COMMON ELEMENT CHANGES** – Any owner contemplating changes to the outside of a unit must obtain the **advanced approval** of the Board of Directors. This includes painting, doors, antennas, satellite dishes and similar appurtenances to maintain consistency with the basic style of the property.
- 14. ITEMS LEFT IN COMMON AREAS** – Any items left in common areas, such as furniture, clothing, sports equipment, etc. are subject to disposal by the Association or Management Company.
- 15. PERSONAL GRILLS ON PROPERTY** – Due to the potential for unattended use and fire flare up, the use of charcoal, wood, and other similar type fuels for grills is absolutely prohibited anywhere on property. Open fire, including chimineas is not permitted on the property. The property will be subject to periodic inspections for grills that are in violation of this policy. Gas grilles are permitted on the decks and shall be placed on a pad or table to protect the composite decking.

**16. SNOW REMOVAL** – Owners are responsible for shoveling of their unit decks (4) and WPPM will only shovel from the front door of units and all sidewalks. If there is an accumulation of 18” or more on decks, the owner will be notified and given fourteen (14) days to clear the deck themselves before WPPM clears the snow for them and charges the owner for labor. WPPM will offer all owners the option of privately contracting at their own cost for deck shoveling to be done as part of the regular shoveling at the property.

**17. ANNUAL MEETING** – The Association holds an annual meeting and invites all owners to attend and vote. Proxies will be provided to those who cannot attend. Owners may request, in writing in advance of the meeting, to speak on specific issues or place an item on the agenda.

**18. VIOLATIONS** – The following fine schedule has been adopted for all recurring rule violations:

<b>First Violation</b>	Warning Letter
<b>Second Violation</b>	\$50 (of the same rule)
<b>Third Violation</b>	\$200 (of the same rule)

\*\*Additional violations and legal action will be consistent with the Sun River Townhomes declarations.

Secretary’s

Certification:

The undersigned, being the Secretary of the Sun River Townhome Owners’ Association, certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on \_\_\_\_\_, and in witness thereof, the undersigned has subscribed his/her name.

Sun River Townhomes Owners’ Association,

By \_\_\_\_\_  
(Robert Ressler), Secretary