

Updated 08/29/2022

Laurel Hills North Condominium Association

RULES AND REGULATIONS

Source: Section 7.1 of the Declaration - Use and Occupancy of Units and Common Elements

1. No unit shall be used for any other purpose other than a private dwelling.
2. No professional business or home occupation of any nature.
3. No unit owner may permit a nuisance or an immoral or illegal act in or on the property.
4. No owner shall use or permit to be brought into the units any hazardous material.
5. Each unit owner maintains their unit including garage and courtyard in good condition at unit owner's expense.
6. No Unit Owner or any occupant of any Unit shall display, hang, store, or use any sign or articles whatsoever outside the Unit.
7. No unit owner may paint, decorate or otherwise alter or modify in any way the exterior of the building.
8. Trash, garbage, and other waste shall be maintained in receptacles located in courtyard or garage.
9. The common elements are not to be used as parking lots for bikes, mini-bikes, motorcycles, snowmobiles, etc., nor for child's play area.
10. Unit owners or occupants of Units shall park their vehicles in the detached garages and in the assigned parking space appurtenant to each Unit. Each Unit, whether occupied by Unit Owners or other occupants, shall not have more vehicles than can be stored at one time in the detached garage and in the assigned parking space. Storing of operational or non-operational vehicles within the Common Elements, to include the designated visitors parking spaces is prohibited. In addition, storage of non-operational vehicles within the assigned parking space for each Unit is prohibited. Boats, recreational vehicles, trailers and the like shall be stored in the detached garages and storage of boats, recreational vehicles, trailers and the like in the Common Elements, to include designated visitors parking area, and the Limited Common Element, to include the assigned parking space, is prohibited.
11. Parking of any type by owner, visitor, repairman, etc., in the driveway of our parking lots is prohibited due to the fact they might inhibit the right-of-way of emergency vehicles; and, in addition — mailman will not deliver mail if post box is blocked. Temporary parking (less than an hour) at your courtyard gate for loading or unloading your vehicle is permitted.
12. Only domestic household pets shall be kept and maintained in owner's unit, courtyard or garage. Dogs and cats may not be out of units or courtyard unless they are on a leash accompanied by a person. Household pets may not permanently reside in courtyard or garage, they must reside in unit.

13. When walking pet in common area, owner must clean up the droppings. Droppings appear unsightly and pose a health hazard.
14. No owner shall make or permit any noise that will disturb or annoy the occupants of any unit in the condo or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other owners.
15. The speed limit for parking lot area of LHN Condo is 5mph.
16. All renters are required to adhere to all governing documents pertaining to LHN Condo Assoc.
17. All unit owners are to maintain under their deck area, i.e, no weeds, debris, etc.
18. Owners/tenants are not allowed to use gas and/or charcoal grills on or beneath elevated decks, balconies and roof decks constructed of wood or other combustible materials as these devices used in the proximity of combustible building components increases the likelihood of fire and personal injury. However, Gas grills can be used 10 feet away from all combustible structures in the community and it can be stored on the deck when not in use.
19. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.
20. Recreational fires, bonfires, and/or fire pits are not allowed in the community. Conditions which could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition.
21. Electric grills are allowed in the community. No prior approval from the Board of Directors are needed for electric grills.
22. Pets are not allowed to be tethered in the Common Area.

Any homeowner found to be in violation of the above, or any other governing documents of LHN Condo Association shall be subject to the following actions initiated by the Executive Board:

1. Notification by letter as a warning to discontinue such offensive behavior and/or conditions the first time such behavior and/or conditions are so noted.
2. Notification by 2nd letter with accompanying \$25 dollar fine to be paid within 30 days of notification (date of letter) that conditions have not been corrected.
3. Notification by 3rd letter with accompanying \$50 dollar fine to be paid within 30 days of notification (date of letter) that conditions have not been corrected.

Should the violation continue or reoccur after the date specified in the third letter, a \$50 fine will automatically be assessed every month until the violation is corrected.

Once the violation is rectified, the homeowner should inform the management company or the Board Directors by sending in a picture of the remediation so that automatic fines are not imposed on the accounts.

Owners who lease their home are responsible for their Tenants' actions and any resulting fines.

Any fine that is not paid in full within 30 days allowed for such notification could result in a lien being placed on the owner's property until any and all debts are paid.

AN EXEMPTION TO ANY OF THE ABOVE RULES AND REGULATIONS WILL BE CONSIDERED BY THE EXECUTIVE BOARD UPON SUBMISSION OF REQUEST IN WRITING.