

Oxford Commons Condo Association Addendum to the **BY-LAW** Rules and Regulations

(Inception 11/22/1995, Revised rules 11-20-19 and 11-26-21)

Provisions of the Addendum shall not be in conflict with the Declaration or by-laws.

2019.01 Abiding by the Declaration, By-Laws and Rules

All unit owners, their tenants and guests must abide by the Declarations, By-Laws, and the Association Rules and Regulations. The Executive Board may levy fines upon Unit owner(s) for violations of the Declaration, By-Laws or Rules and Regulations. Unit owner(s) shall be responsible for ensuring compliance with the Declaration, By-Laws and Rules and Regulations by their guests, licensees, relatives, employees and other persons whom they invite or otherwise cause to be on the premises, and penalties for such violations by such persons may be levied against the Unit owner(s). Failure to do so may result in the following:

1. First offense will result in a written warning.
2. Second and subsequent offenses may result in a fine not to exceed \$250 per occurrence, as determined by the Executive Board. Fines must be paid within 30 days of notification of the offense. Payments after 30 days but before 60 days will include a \$30 late charge. Payments not received within 60 days will result in a \$50 late charge assessed every month past due. Late paid fines may result in legal action.

2019.02 Proper Use of Condominium Property.

1. No improper, immoral, offensive, or unlawful use shall be made of the Condominium property nor any part of it, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.

2019.03 Approved Alterations – Oxford Commons Condo Association

1. Unit owners may plant flowers or other low shrubbery directly in front of their living room windows and between their front sidewalk entering their unit and the sidewalk

entering the unit of the neighbor closest to them, as long as it doesn't interfere with building maintenance. Maintenance of these areas and the plantings are the sole responsibility of the unit owner. Unit Owners are individually responsible for pruning of various plantings surrounding their unit. All planted materials must be kept within the boundaries of the mulched areas adjacent to the unit.

2. Unit owners may substitute at their own expense, decorative gravel for the mulch in the area directly in front of their living room windows.
3. Unit owners may install a decorative border around the mulched area directly in front of the unit's living room windows. Such border may not interfere with mowing, and may be composed of decorative fencing, decorative brick, stone, or landscaping timbers, but not railroad ties. Borders shall not exceed twelve inches (12") in height. Beds may not extend more than three feet from the building.
4. Unit owners may install a screen/storm door. This door must be green in color to match the front doors.
5. Unit owners may display exterior seasonal or holiday decorations under the following conditions:
 - A. Decorations may not interfere with foot or vehicle traffic
 - B. Decorations may not require alteration to exterior features (e.g. permanent attachment to eaves, siding or brick) or common elements. Screws, nails, or any device that makes a hole is considered permanent.
 - C. Holiday decorations may be put out no more than thirty days prior to the holiday and must be removed within thirty days after the holiday.
 - D. Seasonal decorations must be appropriate to the season in which they are being displayed.
 - E. Any changes that have been made prior to the adoption of the house rules are subject to evaluation and approval by the Executive Board. In the event such changes are unacceptable, the unit owner must make necessary corrections at the unit owner's own expense. Failure to make any mandated changes is subject to action by the Executive Board.
6. No new fences may be installed unless approved by the Executive Board. As units are sold, fences may be taken down. Current fences must be maintained properly. If not maintained, unit owner may be subject to fines and/or removal of fence.

2019.04 Use of Common Areas

Use of common areas and limited common areas are at the sole risk of the user. Residents assume responsibility for their children and/or guests. Oxford Commons Condominium Association assumes no responsibility whatsoever for any loss or injury incurred during use of the common areas. The unit owners may not place nails, screws, staples or any devices in the brick to hang or display items, or place anything on the exterior walls, doors, windows, decks, patios, or common areas of any unit without the prior consent of the Executive Board. In addition, no clotheslines, swimming pools, hot tubs, fountains, fishponds, hammocks or similar items may be allowed on the decks, porches, patios or in the common areas.

When using the playgrounds, it is the owner's responsibility to clean up the area of any rubbish, refuse, garbage, or personal items. No items should be left in this area when not in immediate use.

Burning pits are not permitted since it is a fire hazard. It's close to the building and the mowers have to maneuver around it. (Updated 11-26-21)

Shovels and ice melt are permitted to be outside from October 1st to April 30th as long as it is on the porch, patio or mulch area of unit owner.

2019.05 Unit Owner Maintenance Responsibility

1. Each unit shall maintain their unit, decks and patios in good repair, condition and appearance to preserve the overall attractive nature of the community as a whole including maintaining the original unit colors, light fixtures and any other original features. No patio or deck shall be altered without the advanced written approval of the Executive Board.
2. Residents must maintain the areas in front and to the rear of their units in a neat and orderly fashion. The walkways, greens, sidewalks, entrances, passages, and the courts surrounding the units shall not be obstructed or used for any other purpose than to enter and leave from the units.
3. Debris and litter must be promptly removed, and residents may not leave or store toys, sporting equipment, tools, or other items in these areas. Motorcycles, scooters, play sets, wagons, and sporting equipment including portable and permanent basketball hoops shall not be parked or stored on porches, decks or patios but shall be kept inside the individual units and not on any common areas. Furthermore, no trash or garbage shall be stored in front of the buildings. All parts of the Condominium Association shall be kept clean and in sanitary condition. No rubbish, refuse, garbage, or personal items are allowed to accumulate in the front, rear or side of units or community trash container, nor will any fire hazard be allowed to exist.
4. No food of any kind, whether for human or animal consumption, may be left on any

- patio, deck or anywhere in the common or limited common elements overnight.
5. No unit owner shall permit any use of his/her unit or make any use of the common elements that will increase the cost of the insurance to the Condominium Association.
 6. Screens are not required to be in windows, but if they are, they must be in good condition.
 7. Unit owners shall remove all weeds from front and back beds.
 8. Bicycles may be stored neatly on the rear patios, decks, or in non-grass areas on rear of unit. No bicycles are permitted to be stored in front or side of unit.

2021.05 (B) Dumpster Use

Trash must go in the dumpsters. It should not be placed around it. If the dumpster is full, then no more trash should be placed around or in the dumpster. Other arrangements need to be made for additional pick up.

2019.06 Pets

Unit Owners with pets, or unit owners that rent to pet owners, are responsible for that pet's excrement. Any unit owner failing to clean up after their pet (or having renters that fail to clean up after their pets) shall be subject to censure by the Association. Furthermore, in compliance with local ordinance and state law, pets must be under the direct control (on a leash) of their owners at all times. Under no circumstance should pets roam free at any time nor should pets be left unattended at any time by runner/leash/cage/ect. No animal prohibited by any state law or local ordinance, or non-domestic animal may be raised, bred or kept in any unit or in the common elements. A pet may be maintained in a unit so long as it is not a nuisance, threat or danger to any other person. A nuisance shall include, but is not limited to, abnormal or unreasonable noise, crying, scratching or unhygienic offensiveness. All pets must be registered and inoculated as required by law. Pet owners are fully responsible for any and all personal injuries and/or property damage caused by their pets. In no event, shall any dog, cat or domestic pet be permitted in any of the common areas unless carried or on a leash and accompanied by the owner. Pets are not permitted in mulch beds under any condition. Animal droppings on common and limited common elements must be **IMMEDIATLEY** removed, or fines could be assessed.

2021.06 (B) Dog Fecal Disposal

Dog fecal practice should be done in the back of the building, so the grass in the sides and front of the condos look presentable. (Updated 11-26-21)

2019.07 Curfew and Noise Abatement

Common areas have a 10:00pm curfew for children under the age of 16, except when accompanied by a parent or legal guardian who is a resident of the community. There is a

mandatory quiet time between the hours of 10:00pm and 6:00am. which includes all unit owners, tenants and guests. As stated in the by-laws, residents will refrain from causing disturbances by noise or other methods, to their neighbors. No nuisance shall be allowed upon the condominium property, nor any use or practice that is a reasonable source of annoyance to the majority of residents or which interferes with the peaceful possession and proper use of property by its residents. Furthermore, no unit owner shall play upon or suffer to be played upon any musical instruments, operate or permit to be operated a stereo or television set or other loud speaker, or practice either vocal or instrumental music in such owner's unit, if the same shall disturb or annoy other occupants of any other units. No one shall practice or permit either vocal or instrumental music except between the hours of 6:00am and 10:00pm and then for not more than two hours per day. The Condominium property may not be used for events such as parties, carnivals, or large gatherings of any kind without board approval.

2021.08 Snow Removal from Walkway

The snow removal from each house door to the parking lot is the responsibility of the unit's owner or owner's tenant.

2019.08 (B) Snow Plowing

Each unit will cooperate with the snow plowing vendors by moving their vehicles to facilitate plowing. Failure to move a vehicle constitutes the unit owner's acceptance of responsibility to clear the parking space of snow.

2019.09 Speed Limit

The speed limit of Oxford Commons is 10 miles per hour. Persons driving at excessive speed or in an unsafe manner are subject to warnings and/or fines by the Association. Unit owners who are members of a volunteer fire or rescue association may exceed the speed limit when en route to a call and when displaying the appropriate lights, taking care to exercise due caution with regard to children playing in our area.

2019.10 Satellite Dishes

Satellite dishes shall be installed with the following conditions when submitted for approval of the board:

1. The dish may not be installed on the roof, outside walls, window sills or in any common areas.
2. No holes may be drilled into the unit structure or any common area structure.
3. The cable must be hidden from view.

4. The dish must be installed within 3 ft. of the shrub line or 1 ft. from the deck/patio. If sufficient satellite signal strength cannot be obtained within those limits, the Executive Board must be contacted for approval prior to relocating the dish to another location.
5. The dish size should not exceed 21" in diameter.
6. Only one dish allowed per unit.
7. The dish must be mounted on a free-standing steel pipe of at least 2" diameter, supported in a hole dug 6" to 8" wide and at least 30" deep. The post hole should be filled with poured concrete to the top to support the post, but the post cannot be supported on the building structure or deck with brackets nor mounted/supported by cement blocks.
8. Dish height should not exceed windowsill level.
9. The unit owner is responsible for any maintenance to the dish, wiring and post, for any damages caused by the dish or its installation, and for the removal of the dish when not in use. It is the responsibility of the unit owner to supply the installer with the Oxford Commons Rules and Regulations regarding dish installations before starting the work. A certified installer should be used.

2019.11 Skateboarding

Skateboarding is not permitted in the Association.

2019.12 Roof

No one is permitted on the roof of a unit at any time.

2019.13 Sidewalk Marking Prohibited

No sidewalk paint, ect., shall be used on the main sidewalks. Under no circumstances should sidewalk chalk be used on another unit owners walk unless permission has been granted by such unit owner.

2019.14 Sign Restriction

No sign, notice or advertisement or illumination shall be inscribed or exposed on or at any window or other part of the unit, except for pet alert fire stickers or as such as shall have been approved in writing by the Executive Board. No signs (commercial or non-commercial) are permitted on grass areas, mulch beds, common areas or community mailboxes. In the event a

unit owner desires to offer his unit for sale or rent, there shall be permitted only one visible “for sale” or “for rent” sign which may be placed in the mulch bed.

2019.15 Parking

1. All unit owners and their guests shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parked in violation of the Association documents, whether posted or not, may be towed at the unit owner’s sole risk and expense. If any vehicle owned and operated by a unit owner, any member of his/her family, tenants, guests, invitees or licensees shall be illegally parked or abandoned on the Association’s property, the Association shall be held harmless by such unit owner for any and all damages or losses that may ensue and any and all rights in connection therewith that the owner or driver may have under the provisions of state or local laws and ordinances are hereby expressly waived. The unit owner shall indemnify the Oxford Commons Association against any liability which may be imposed on the Association as a result of such illegal parking or abandonment and any consequences thereof.
2. No vehicle shall be parked in such a manner as to impede or prevent access to any entrance to, or exit from any unit, fire hydrant, mailbox or parking areas by another vehicle. Vehicles and bicycles are prohibited from being parked on the lawns at any time. Parked vehicles shall not impede access by emergency vehicles through any street. All persons shall obey any parking or traffic regulations promulgated in the future for the safety, comfort, and convenience of the unit owners. The Executive board has the right to tow, store (at the owner’s expense), any vehicle that is improperly parked or in violation of the Rules and Regulations of the community.
3. Each unit is assigned two parking spaces.
4. No boats, campers, trailers, commercial vehicles or recreational vehicles are permitted on the premises except in the following situations: A delivery truck while making a delivery or a commercial vehicle that is doing work at an individual unit. Unit owners and tenants should not have commercial vehicles, or any non-private passenger vehicles parked and/or stored on the Association premises, unless approval has been authorized by the Association. Commercial vehicles are defined as:
 - A. A motor vehicle with a gross weight (GVW) exceeding 8,500 pounds that is primarily used for business purposes.
 - B. Vehicles requiring commercial licenses.
 - C. A vehicle with more than two axles.
 - D. Vehicles that do not fit completely in a single parking space.

Residents that have regular use or work vehicle and would like to board to review for permission to park in the Association should submit a written request for review. The

Board will review these requests and provide a response within 10 business days.

5. The parking areas may not be used for any purpose other than parking automobiles, non-commercial small passenger vans and non-commercial pick-up trucks. No buses, trucks/vans (except mentioned above), trailers, boats, stretch cars, recreational or commercial vehicles shall be parked in parking areas unless in areas specifically designated for such parking by the Executive Board, if any. It is expressly prohibited for any trailers, boats and accessory trailers to be stored in the common areas of the Association. The Executive Board reserves the right to have any of the above towed from the premises at the unit owner's expense.
6. All vehicles must have current license plates, current inspection sticker and be in operating condition. Any vehicle that is in violation will result in a written warning with the expectation of correction within 10 calendar days. If not corrected within 10 calendar days from the date on the written notice, the vehicle will be towed from the premises at the unit owner's expense.
7. No vehicles shall be parked on the Condominium property with "For Sale" signs attached.
8. Automobile repair and/or maintenance shall not be permitted in the common area or parking pads. Washing, interior cleaning and waxing of automobile shall not be constitute maintenance
9. The use of recreational vehicles shall not be permitted on the Associations property. This includes but is not limited to ATVs, four-wheelers, motorized scooters, and/or dirt bikes.
10. Owners of cars leaking fluid will be fined for cleanup. (Updated 11-26-21)
11. Visitors or guests of unit owners must park in designated guest spaces. Unit owners and their visitors/guests/tenants should never park in another unit owner's parking space.
12. No one is permitted to loiter or play in the parking areas.

2019. 16 Rentals

Units may be rented only with written permission of the Executive Board and subject to Amendment 1 of the Declaration of Oxford Commons Condo Association.

2021.17 Legal Fees

Any legal fees may result in an increase in monthly condo fees.

2019.18 Rules and Regulation Changes

The Executive Board has the authority to amend the Rules and Regulations and/or the Approved Alterations from time to time, without prior notification and will distribute any such changes within ten (10) business days after their adoption by the Board.