

## FINES FOR VIOLATIONS OF RULES AND REGULATIONS

### 1<sup>ST</sup> VIOLATION:

Written notice to owner of nature of violation. Owner shall correct violation within ten (10) days from the date of the notice.

### 2<sup>ND</sup> VIOLATION:

Fine of not less than \$25.00 to be paid within ten (10) days of the date of the Notice.

### 3<sup>RD</sup> VIOLATION:

Fine of not less than \$100.00 to be paid within ten (10) days of the date of the Notice.

### 4<sup>TH</sup> VIOLATION:

The property manager reserves the right to correct the violation using any and all remedies available to the property manager, including but not limited to taking legal action against the owner for said violation and the owner shall then become liable for any and all attorney's fees and/or court costs that the board shall incur on behalf of the Association, to correct said violation and enforce the rules and regulations

NOTE: Late charges shall commence on fines levied by the Association at 12% per annum from date due, until paid in full.

(The above 'Fines' were approved at the annual meeting June 16, 1997.)

**'RULES AND REGULATIONS FOR NORTHEAST FORTY  
TOWNHOUSE ASSOCIATION  
3355 S. TENSLEEP 1-3  
JACKSON, WY 83001**

**AS PROPERTY OWNERS OF THE NORTHEAST FORTY TOWNHOUSES, THE FOLLOWING RULES ARE TO BE ADHERED TO. THE INTENT IS TO INSURE A COMMUNITY IN WHICH ALL ARE COURTEOUS OF ONE ANOTHER AND DWELL IN HARMONY AND PRIVACY AMID CONGENIAL PEOPLE AND SURROUNDINGS.**

1. No owner or lessee shall make or permit any disturbance either noise wise, or otherwise, that will interfere with the rights, comforts, or convenience of others.
2. No radio or television antennas shall be installed except for a master or cable system installed by or through the Association.
3. Pets shall be restricted to no more than two pets per home. A pet shall mean a dog or a cat. Pets shall be on a leash at all times when not confined within the owner's home or enclosed service yard. The Association may remove pets that are a nuisance after notice to the owner with the prevailing party being entitled to recover the cost of proceedings and reasonable attorney's fees. A nuisance shall include, but not be limited to, a dog that continuously barks or howls.

**RENTERS MAY NOT HAVE PETS**

4. Barbecue cookers shall be used in rear landscaped yards only. **NOT SERVICE YARDS BETWEEN UNIT AND GARAGE.**
5. Garbage must be covered at all times. Garbage receptacles may be placed at the end of the driveway the night before scheduled pick-up day, but must be returned to and kept in the garage except for the day of the pick-up.
6. No clothes or similar articles shall be hung out of windows or outdoors.
7. Bicycles, toys or clutter shall not be left outside except within a completely screen service yard not visible to neighbors. Bicycles, toys or clutter left shall be impounded.
8. No vehicle which cannot operate on its own power shall remain on the lands for more than twenty-four hours and no repair, except emergency repair, of vehicles shall be made on the lands. No large commercial truck owned or driven by a unit owner or tenant shall be parked on the lands.

No boat, trailer, camper or like vehicle shall be left or stored on the property.

9. Large commercial trucks, boats, motor homes, busses and other such vehicles shall not be allowed to park overnight except with the written consent of the Association.
10. No parking shall be allowed on the grass. Parking by the tennis courts is for visitors and occasional use by the tenants.
11. Owners and lessees shall be held responsible by the Association for all property damage to the common property.
12. No unit owner may store any personal property outside, nor shall he make any use of the same which interferes with the comfort and convenience of other unit owners.
13. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the property that is visible from outside any of the improvements upon the property, except a sign advertising a unit for sale or rent.
14. No unit may be used for any commercial or business purpose. No unit owner may actively engage in any solicitations for commercial purpose within the property.
15. The tennis courts are a recreational amenity for all residents of the Northeast Forty Townhouses. They are to be used solely for the purpose of the playing recognized tennis game. All use of the tennis courts shall be in accordance with the following rules:
  - a. The gate must be kept locked at all times when the courts are not in use. Each unit owner shall receive one key. Lost or replacement keys will cost \$5.00. The Association in its sole discretion may change keys or the lock to maintain the security of the tennis courts.
  - b. All children under the age of 10 years old must be accompanied by an adult at all times when using the tennis courts.
  - c. All persons using the tennis courts shall be required to wear 'white' soled tennis sneakers. No person shall use the courts unless they wear 'white' soled tennis sneakers.
  - d. The tennis courts are to be used only for playing the game of tennis and all other used, including but limited to bike riding, skate boarding, roller skating, and Frisbee playing shall be prohibited.
  - e. No person shall use the tennis courts for longer than 1 hour 15 minutes at any one time. If after the 1 hour 15 minutes of play, if

no one else is waiting to use the tennis courts, play may continue, but must stop as soon as someone else wants to use the tennis courts.

- f. The tennis courts shall be maintained at the sole expense of the Association. Proper care and use should help minimize the maintenance expense.
- g. Playing tennis can result in accidents and injuries. All use of the tennis courts shall be at the sole risk of the user. All unit owners shall assume all risks of their tenants and/or guests while their tenants and/or guests are using the tennis courts. The Association will not be responsible for any accidents or injuries that occur as a result of the use of the tennis courts.

- 16. The open waterway running through the property represents a potential hazard to children who cannot swim and particularly small children. Therefore, no children under the age of 10 years old shall be allowed to play around or be anywhere near the open waterway unless accompanied by an adult at all times.
- 17. Living quarters are not permitted in garages.
- 18. In addition to the foregoing, all owners and lessees of property shall abide by the Declaration of Protective Covenants and the Articles of Incorporation and Bylaws of the Northeast Forty Homeowners Association, Inc.

**RULES AND REGULATIONS FOR  
N. E. FORTY TOWNHOUSE ASSOCIATION  
3355 S. TENSLEEP 1-3  
JACKSON, WY 83001**

*OLD  
REGS  
Reference  
only*

**AS PROPERTY OWNERS OF THE NORTHEAST FORTY TOWNHOUSES, THE FOLLOWING RULES ARE TO BE ADHERED TO. THE INTENT IS TO INSURE A COMMUNITY IN WHICH ALL ARE COURTEOUS OF ONE ANOTHER AND DWELL IN HARMONY AND PRIVACY AMID CONGENIAL PEOPLE AND SURROUNDINGS.**

1. No owner or lessee shall make or permit any disturbance either noise wise, or otherwise, that will interfere with the rights, comforts, or convenience of others.
2. No radio or television antennas shall be installed except for a master or cable system installed by or through the Association.
3. Pets shall be restricted to no more than two pets per home. A pet shall mean a dog or a cat. Pets shall be on a leash at all times when not confined within the owner's home or enclosed service yard. The Association may remove pets that are a nuisance after notice to the owner with the prevailing party being entitled to recover the cost of proceedings and reasonable attorney's fees. A nuisance shall include, but not be limited to, a dog that continuously barks or howls.

**RENTERS MAY NOT HAVE PETS**

4. Barbecue cookers shall be used in rear landscaped yards only. **NOT SERVICE YARDS BETWEEN UNIT AND GARAGE.**
5. Trash shall be placed in receptacles furnished. For sanitary reasons all trash, except newspapers, shall be in plastic bags and tied securely before being placed in trash receptacles. No such trash or waste shall be placed in an exterior garage container for removal unless it has first been compacted through a household unit.
6. No clothes or similar articles shall be hung out of windows or outdoors.
7. Bicycles, toys or clutter shall not be left outside except within a completely screen service yard not visible to neighbors. Bicycles, toys or clutter left shall be impounded.



NE 40 HOA Rules and Regulations Continued  
Page -2-

old

8. No vehicle which cannot operate on its own power shall remain on the lands for more than twenty-four hours and no repair, except emergency repair, or vehicles shall be made on the lands, No large commercial truck owned or driven by a unit owner or tenant shall be parked on the lands. No boat, trailer, camper or like vehicle shall be left or stored on the property.
9. Large commercial trucks, boats, motor homes, busses and other such vehicles shall not be allowed to park overnight except with the written consent of the Association.
10. No parking shall be allowed on the grass. Parking by the tennis courts is for visitors and occasional use by tenants.
11. Owners and lessees shall be held responsible by the Association for all property damage to the common property.
12. No unit owner may store any personal property outside nor shall he make any use of the same which interferes with the comfort and convenience of other unit owners.
13. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the property that is visible from outside any of the improvements upon the property, except a sign advertising a unit for sale or rent.
14. No unit may be used for any commercial or business purpose. No unit owner may actively engage in any solicitations for commercial purposes within the property.
15. The tennis courts are a recreational amenity for all residents of the Northeast Forty Townhouses. They are to be used solely for the purpose of playing recognized tennis games. All use of the tennis courts shall be in accordance with the following rules:
  - a. The gate must be kept locked at all times when the courts are not in use. Each unit owner shall receive one key. Lost or replacement keys will cost \$5.00. The Association in its sole discretion may change keys or the lock to maintain the security of the tennis courts.

old

- b. All children under the age of 10 years old must be accompanied by an adult at all times when using the tennis courts.
  - c. All persons using the tennis courts shall be required to wear 'white' soled tennis sneakers. No person shall use the courts unless they wear 'white' soled tennis sneakers.
  - d. The tennis courts are to be used only for playing the game of tennis and all other used, including but not limited to bike riding, skate boarding, roller skating and Frisbee playing shall be prohibited.
  - e. No person shall use the tennis courts for longer than 1 hour 15 minutes at any one time. IF after the 1 hour 15 minutes of play, if no one else is waiting to use the tennis courts, play may continued, but must stop as soon as someone else wants to use the tennis courts.
  - f. The tennis courts shall be maintained at the sole expense of the Association. Proper care and use should help minimize the maintenance expense.
  - g. Playing tennis can result in accidents and injuries. All use of the tennis courts shall be at the sole risk of the user. All unit owners shall assume all risks of their tenants and/or guests while their tenant and/or guests are using the tennis courts. The Association will not be responsible for any accidents or injuries that occur as a result of the use of the tennis courts.
16. The open waterway running through the property represents a potential hazard to children who cannot swim and particularly small children. Therefore, no children under the age of 10 years old shall be allowed to play around or be anywhere near the open waterway unless accompanied by an adult at all times.
17. Living quarters are not permitted in garages
18. In addition to the foregoing, all owners and lessees of property shall abide by the Declaration of Protective Covenants and the Articles of Incorporation and ByLaws of the Northeast Forty Homeowners Association, Inc.



**FINES FOR VIOLATIONS OF RULES AND REGULATIONS**

old

**1<sup>st</sup> VIOLATION:**

Written notice to owner of nature of violation. Owner shall correct violation within ten (10) days from the date of notice.

**2<sup>nd</sup> VIOLATION:**

Fine of not less than \$25.00 to be paid within ten (10) days of the date of the Notice.

**3<sup>rd</sup> VIOLATION:**

Fine of not less than \$100.00 to be paid within ten (10) days of the date of the Notice.

**4<sup>th</sup> VIOLATION:**

The property manager reserves the right to correct the violation using any and all remedies available to the property manager, including but not limited to taking legal action against the owner for said violation and the owner shall then become liable for any and all attorney's fees and/or court costs that the board shall incur on behalf of the Association, to correct said violation and enforce the rules and regulations.

Note: Late charges shall commence on fines levied by the Association at 12% per annum from date due, until paid in full.

(The above 'Fines' was approved at the annual meeting June 16, 1997.)