

**Rules & Regulations for Ponderosa Village Condominium  
Homeowner's Association**

**A. Parking Regulations**

1. Two parking spaces are assigned to each unit. (Spaces are marked with unit number)
2. Two parking permits (green), will be issued to each owner, and must be visible at all times. Vehicles without a valid permit for the space in which they are parked will be towed at the owner's expense.
3. Vehicles without a valid registration are not allowed to park in the parking lot and will be towed at the owner's expense.
4. Vehicles that are inoperable are not allowed in our parking lot and will be towed at the owner's expense.
5. Non-Vehicular storage is not permitted in the parking lot. This includes trailers, recreational vehicles, boats or any type of equipment or structure not able to be driven. Owners of units where violators reside will be charged \$50 per day per incident.
6. Automotive repairs, automotive maintenance, including oil changes, or other types of assembly or disassembly are not permitted in our parking lot at any time. Owners of units where violators reside will be charged \$50 per day per incident.
7. During the winter months, all residents will be notified before snow is removed from the parking lot. Please be aware that all vehicles must be removed from the parking lots during snow removal and any vehicle left in the parking lot during snow removal is subject to being towed at the owner's expense.

**B. Use of Premises**

1. All units are deeded as single family residential units and are subject to all laws and ordinances pertaining to the Town of Jackson, Teton County, the State of Wyoming and the United States of America.
2. Businesses either licensed or unlicensed are not permitted in residential units. Owners of units where violators reside will be charged \$250 per day per incident.
3. Per town ordinance, a maximum of three (3) unrelated adults are allowed to live in a single family residence. If two adults living in a single residence are related, only one other adult is allowed to live in the same residence. Two married couples, even if related by blood, consist of two families. Owners of the units where violators of the occupancy ordinance reside will be charged \$250 per day per incident.
4. Common areas are not to be used for storage. Any belongings left on the lawn or any other common areas will be disposed of and owners of units where violators reside will be charged \$50 per incident.

5. Decks, patios and stairwells are not to be used for storage. Typical outdoor furniture such as tables, chairs, benches, or bar-b-que grills are acceptable. All other belongings should be stored in the designated storage closet for each unit. Tarps that hang down over patios or decks are not permitted. Owners of units where violators reside will be charged \$50 per day per incident.

6. Owners are permitted to have one (1) pet. Owners of units where violators reside will be charged \$50 per day per animal.

7. Pets must be leashed at all times while outside the unit. Pet owners are required to clean up after their pets. Violators will be charged \$50 per incident.

8. Unattended pets that create a disturbance or nuisance will not be tolerated. This includes pets left unattended inside or outside the unit, leashed or otherwise. The first incident will result in a \$25 fine. The second incident will result in a \$50 fine. The third incident will result in a \$100 fine. If there are any further incidents, the HOA is authorized to enter into the unit which is in violation, and have the animal removed by the Teton County Animal Control. The HOA will issue a \$100 fine and bill the homeowner for all locksmith charges each time this occurs.

9. Dumpsters are for household trash only. Furniture, oil, and other items are not to be placed inside or left next to the dumpster. Owners of units where violators reside will be charged \$50 per illegal item.

10. Littering is not permitted either in the vestibules, common areas, parking lots, stairwells, or other outdoor areas. Owners of units where violators reside will be charged \$50 per incident.

### **C. Improvements to Units**

1. Any improvements to the interior of units that do not affect the structure of the building do not require HOA approval.

2. Any improvements to the exterior of the unit require the written approval of the HOA.

3. Any improvements to the interiors of units that involve adding, altering, or removing walls, windows, ceilings or doors require the written approval of the HOA.

4. Installation or relocation of appliances requires the written approval of the HOA.

5. Any improvements which involve electrical wiring, cable or satellite wiring, plumbing, or ventilation require the written approval of the HOA.

6. Owners who wish to make changes must submit the Unit Improvement Request Form to the HOA. The form will be reviewed by the HOA and signed if approved. Upon receipt of the signed, approved form, the owner may begin to make alterations.

**D. Association Dues**

1. HOA dues are due on the first of each month.
  2. HOA dues received after the tenth (10<sup>th</sup>.) of each month will be subject to a late fee of \$25 per unit
  3. A past due charge of \$25 per unit per month will apply for every thirty (30) days that dues and late charges remain unpaid. This amount is in addition to any dues, late charges, or past due charges for the current or previous months.
  4. Partial payments will be applied to the most delinquent outstanding charges.
- **Owners, please make sure your tenants are informed of all Rules and Regulations for Ponderosa Village.**

The foregoing Rules and Regulations were adopted by the Board of Directors at a regularly scheduled Board meeting on the 18<sup>th</sup> day of January 2006.

Ponderosa Village Homeowner's Association  
A Wyoming Corporation