

West Hansen Homeowners Association

RULES & REGULATIONS

The cooperation of each owner, resident or occupant of the West Hansen Townhouse project support of the following rules & policies, is necessary to assure the convenience and protections that are required for harmonious living. Amendments may be made from time to time upon formal application and ratifications by a majority of the owners.

1. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the units in the community or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.

2. Each owner or renter shall keep such owner's unit and related items in the limited common areas in good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or substance.

3. Owners wishing to rent their units may do so, but will be responsible for ADVISING RENTERS of the West Hansen Project rules & policies demanding their compliance therewith. Owners are responsible for eviction of renters not complying with rules & policies upon receipt of sufficiently serious or numerous complaints, and upon recommendation by the Management Committee for cause. Units cannot be rented for less than 30 consecutive days. No short term rentals.

4. Toilets and other apparatus in the buildings shall not be used for any purpose other than for which they were constructed, nor shall any sweeping, rubbish, rags, paper, ashes or any other article be thrown in the same. Any damage resulting from misuse or malfunction of any toilets or other apparatus shall be paid for by the owner in whose unit it shall be originated. All owners are responsible for repair and maintenance of heating systems, plumbing, appliances, and other personal items within their individual units, including payment thereof.

5. No agents or management, contractor or workman authorized by management, may enter any unit without having written permission from the owner thereof. However, where any unit abuts, or adjoins another, the owner will be responsible for providing management with a key in or that the manager or his designed representative, together with the necessary parties, may enter in case of a bona fide emergency as specified in the Declaration of Covenants and Conditions. No locks shall be added or altered without management approval.

6. No owner or occupant shall make or permit any disturbing noises to be made in any townhouse by himself, his family, guests, tenants, or other invitees, nor do or permit anything to be done by such persons that would interfere with the rights, comforts or convenience of neighboring owners or occupants. No owner or occupant shall play or allow to be played any musical instrument, radio, TV, tape recorder, CD player, stereo or like in the common area or in any townhouse between the house of 1:00 o'clock P.M. and the following 8:00 o'clock A.M. if the same shall disturb or annoy neighboring owners or occupants. Children shall not be permitted to loiter or play unattended on the parking areas or other common areas, except on the grounds or areas designated by the Association.

7. Any damage to individual units or common area structures or facilities during the course of moving, shall be paid for by the owner and/or tenant responsible.

8. No owners shall use or permit to be brought into the units any flammable oils or fluids such as gasoline, kerosene, naphtha or benzine or other explosives or articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of management.

9. Guest, residents or occupants shall be held responsible for the actions of their children, guests or pets. Any damage to the building or common area caused by children, guests or pets shall be repaired at the expense of the owners, together with a reasonable attorney's fee, should proceedings be necessary for collection. No owner or member of the family, tenant or guest of any owner shall be allowed upon the roof of the units, covered walkways, garages or any of the walls or fences. Bicycles, motorcycles, snowmachines, or other riding and parking is prohibited in the common area except as pertaining to entering and leaving the townhouse project. Horses or other livestock animals are prohibited in the townhouse project.

10. Motorized vehicles shall be prohibited from all areas except parking areas & roadways.

11. Water/sewer will be provided by each owner at their expense.

12. To insure optimum security, no solicitation for goods, services or contributions are allowed. Owners are responsible for notifying the property management in advance of occupancy by individuals other than themselves or immediate family.

13. Bicycles, motorcycles, snowmachines, or other riding and parking is prohibited in the common area except as pertaining to entering and leaving the townhouse project. Horses or other livestock animals are prohibited from the townhouse project.

14. Fireworks are prohibited within the project and within 200 yards from the townhouse buildings.

15. Excessive noise and unruly conduct by residents, tenants or guests is prohibited in the common area.

16. The grass & walkways at the front & rear entryways of the units shall not be obstructed or used for any purpose other than entry and exist from the units.

17. Recreational vehicles shall not be parked, stored or maintained in the common area.

18. Residents should assist in maintaining common area by disposing of trash & not littering.

EXTERIOR AND APPEARANCE

19. The exterior of the townhouse units shall not be decorated or altered by any owner in any manner without the prior written consent of the management committee.

20. No signs, notice of advertisement, for sale, etc., shall be inscribed or exposed on or at any window or other part of the units, except such as shall have been approved in writing by the management committee, nor shall anything be projected out of any window of the units without similar approval.

21. No shades, awnings, window guards, radio or television antennas, ventilators, fans or air conditioning devices shall be used in or about the buildings except such as shall has been approved in writing by the management committee.

22. No owner shall do any painting of the exterior of the units, patios, fences, garages or storage areas except as authorized by the management committee.

MISCELLANEOUS

23. Parking - Owners, tenants & guest must park only in the assigned parking areas for their unit. Owners are responsible for insuring that tenants & guest do not park in other units assigned parking areas. Each 2 bedroom unit has two assigned parking spaces, each 3 bedroom unit has three assigned parking spaces, one of these parking spaces is inside the garage. Please consult the site plan to determine the assigned parking spaces for your unit.

24. Pets - No domestic animals or fowl shall be maintained on any lot other than, not more than, two generally recognized house or yard pets, such as cats and dogs, provided however, that such animals shall at all times be restrained or leashed, and subject to such limitations as may from time to time be set forth in these Rules and Regulations for the Association. Barn yard animals of any type shall not be permitted. Owners and tenants may have pets if the pets do not become a nuisance to any other owner, tenant or guest and are not left to run loose or tied up in any area of the common grounds. The Board of Directors shall create a nuisance committee that will determine if any animal has become a nuisance. Upon 20 days written notice to any homeowner, that homeowner shall be on notice that they are in violation of the rules and regulations of the association. Upon 30 days written notice of the continuing violations, the nuisance committee shall have the right to levy a fine on the offending homeowner not to exceed \$75.00 for each occurrence. Any violation of these provisions or Rules and Regulations established by the Board of Directors for the Association, or other nuisance happening involving an owner, lessee, or guest animal, the Board shall also have the right to demand immediate removal of the animal from the property.

25. Garbage and trash removal expense is now included in the monthly homeowners dues. Each owner or tenant is responsible for placing garbage on the curb for pick-up, retrieving cans & cleaning up any garbage which spilled on the ground. Garbage must be in an animal proof garbage container.

26. Quarterly homeowners dues assessments are to be billed within the 1st month of the quarter, and they are due by the 5th day of the 2nd month in the quarter. A 12% annual late charge will be assessed to all past due accounts. If this assessment is not paid by the following quarterly assessment billing, then the account will be turned over for collections. The legal fees, will be the responsibility of the delinquent owner, and will be added to the past due account.

Owners are responsible for conveying these rules & policies to their tenants & guest.

The West Hansen homeowners association chooses to enforce these rules & policies at their discretion.