

SOUTH MILLWARD TOWNHOMES
Homeowners Association

RULES & REGULATIONS

The cooperation of each owner, resident or occupant of the South Millward 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. **Noise** - 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. Excessive noise and unruly conduct by residents, tenants or guests is prohibited in the common area.

2. **Common Area** - 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. **Renters** - Owners wishing to rent their units may do so, but will be responsible for ADVISING RENTERS of the South Millward Townhomes Project rules & regulations demanding their compliance therewith. Owners are responsible for eviction of renters not complying with rules & regulations 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 etc.** - 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. **Unit access** - 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. **Roof access** - 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 wall or fences.

7. **Damage** - 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. **Flammable materials** - 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. **Guests** - Residents or occupants shall be held responsible for the actions of their children, guest or pets. Any damage to the buildings or common area caused by children, guest or pets shall be repaired at the expense of the owner, together with a reasonable attorney's fees, should proceedings be necessary for collection.

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

11. **Water, sewer, trash removal** - Water, sewer will be provided by each owner at their expense. The trash removal will be provided by the homeowners association. The fee for this service will be included in the quarterly assessment. Each owner or tenant is responsible for placing garbage in front of their garage in animal proof cans.

12. **Security** - 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, etc** - 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** - Fireworks are prohibited within the project and within 200 yards from the townhouse buildings.

15. **Grass & walkways** - 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.

16. **Recreational vehicles** - Recreational vehicles shall not be parked, stored or maintained in the common area.

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

EXTERIOR AND APPEARANCE

18. **Exterior of townhouses** - 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.

19. **Signs** - 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.

20. **Shades, awning, etc.** 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 have been approved in writing by the management committee.

21. **Painting exterior** - 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

22. **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. Please consult the site plan to determine the assigned parking spaces for your unit. Each unit has two assigned parking spaces one is in the garage and one is assigned in the lot. No recreational vehicles are allowed to be parked in the lot.

23. **Pets** - Owners may have pets and tenants may have only one small house dog. Animals cannot be tied up in the yards and they cannot become a nuisance to any other occupant and are not left to run loose or tied up in any area of the common grounds. Owners are responsible for conveying these rules & policies to their tenants & guest.

The South Millward Townhomes homeowners association chooses to enforce these rules & policies at their discretion.

amended 8/94