

**Sprucewood Condominium Homeowners Association  
Rules & Regulations**

**NO EXCEPTIONS**

The cooperation of each owner, resident or occupant of Sprucewood Condominiums support of the following rules and regulations, 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 a 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, and dirt or substance.

3. Owners wishing to rent their units may do so, but will be responsible for ADVISING RENTERS of Sprucewood Condominiums Rules and Regulations and demanding their compliance therewith. Owners are responsible for eviction of renters not complying with rules and regulations upon receipt of sufficiently serious or numerous complaints, and upon recommendation by the Management Committee for cause.

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 originated. All owners are responsible for repairs 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 order that the manager or his designed representative, together with the necessary parties, may enter in case of bona fide emergencies as specified in the Declaration of Covenants and Conditions. No locks shall be added or altered without management approval.

6. No owner or any member of the family, tenant or guest of any owner shall be allowed upon the roof of the units, covered walkway, garages, or any of the walls or fences.

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 inflammable 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. Residents or occupants shall be held responsible for the actions of their children and/or their guest. Any damage to the buildings, recreational facilities or other common areas or equipment caused by children or their guest, shall be repaired at the expense of the parents, together with a reasonable attorney's fees, should proceedings be necessary for collection.

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

11. Garbage and trash collection will be provided by the project manager. NO GARBAGE OR TRASH MAY BE STORED IN AREAS OTHER THAN THOSE SPECIFICALLY DESIGNED FOR SUCH PURPOSE BY THE MANAGEMENT.

12. To insure optimum security, no solicitations 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. Any owner wishing to plant flowers, trees or shrubs outside of his individual unit or patio, must obtain written permission from the Management Committee before doing so.

**COMMON AREA:**

14. Bicycle, motorcycle, snowmachine or other riding and parking is prohibited in the common area except as pertaining to entering and leaving the condominium project. Horses are prohibited from the condominium common area.

15. Fireworks are prohibited within the project and within 200 yards of the condominium buildings.

16. Excessive noise and unruly conduct by residents and guests is prohibited in the common area.

17. The grass and walkways at the front and rear entry ways of the units shall not be obstructed or used for any purpose other than entry and exits from the units.

18. Recreational vehicles shall not be parked or maintained in the common area, also no recreational vehicles shall be stored within the common area.

19. Residents should assist in maintaining common area by disposing of trash in designated containers. Do not litter.

**EXTERIOR AND APPEARANCE:**

20. The exterior of the apartment units shall not be decorated or altered by any owner in any manner without prior written consent of the Management Committee.

21. No signs, notice of advertisement, etc., shall be inscribed or exposed on or at any window or other part of the units building or yard, 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. For Sale signs may be placed in the yard only during the day on Saturdays but must be removed again at dark.

22. 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.

23. No owner shall do any painting of the exterior of the units or the patios, fences, garage, or storage areas, except as authorized by the Management Committee.

**PETS:**

24. No animals shall be kept or harbored in or on condominium premises. **IN NO EVENT SHALL DOGS BE PERMITTED IN ANY OF THE COMMON AREAS OF THE DEVELOPMENT.** This rule applies to tenants. Owners are allowed to have dogs in their units but cannot tie them in the common area and must walk them off the property.

25. No animals of any kind can be tied up in the yard, on the common porch, walkway or limited common balconies. Owners are responsible for any damage done by their pets.

26. Owners are responsible for conveying the rules and regulations to their guests or tenants.

27. A warning letter will be issued to the owner of the unit asking them to correct any violation of these rules and regulations. If the violation is not corrected within seven (7) days of the first warning, the following charges will be assessed:

Offenses	1st warning	\$ .00
	2nd warning	\$25.00
	3rd warning	\$50.00
	4th warning	civil action will be taken against the owner, turning the matter over to an attorney, with all costs to be paid by the offending owner.

**PARKING:**

28. There are two assigned parking spaces per unit. It is the responsibility for each

owner to give the parking map to their tenants and/or property manager's for their unit. The guest parking spaces are to be rotated among all units, and are not to be used by any individual on a permanent basis. If any owner, tenant or guest continually parks in unassigned parking spaces, or the guest space on a regular basis, the owner of the offending unit , will will be fined as follows:

1st offense	written notice shall be given, no fine assessed
2nd offense	\$25.00 will be assessed to the owner's account
3rd offense	\$50.00 will be assessed to the owner's account
4th, 5th, etc.,	\$75.00, \$80.00, etc.,

Amendend 8/97

**SPRUCEWOOD CONDOMINIUM HOMEOWNERS ASSOCIATION**  
M&S Consultants, Inc, Property Management  
P.O. Box 4338. Jackson, WY 83001  
307-733-5881 fax 307-733-6880

## **ATTENTION TENANTS AND VISITORS**

### **PETS**

Tenants are not allowed to have any animals in the units, decks, parking area or on the grounds of this project. This includes pets belonging to your visitors.

### **PARKING**

There are two assigned parking spaces per unit. If you do not know which spaces are assigned to your unit, call the above number and a map will be provided.

The two guest parking spaces, located nearest the driveway, are to be shared by all units.

All spaces are assigned and there isn't any "PUBLIC PARKING" in the lot. Do not park in any space that is not assigned to your unit and inform any visitors of these rules.

### **TRASH REMOVAL**

It is your responsibility to place trash in "animal proof" containers that have lids. You need to place the trash cans on the curb TUESDAY morning and remove the trash cans that evening. If there is garbage that has spilled on the curb, please help by picking it up.

Thank you,

Management