

# GOLFVIEW CONDOMINIUM ASSOCIATION

## RULES AND REGULATIONS

Updated 4/6/08

1. Monthly assessments are due by the 1<sup>st</sup> of the month. A late fee of \$25.00 will be charged for any monies received after the 5<sup>th</sup> of the month, without exception. If the late fee is not paid with the assessment, an additional charge of \$20.00 per month will be added to the late assessment.
2. Each unit is assigned one (1) reserved parking spot. A maximum of two (2) vehicles is allowed per unit. The second vehicle is to be parked in a RED VISITOR spot. Unassigned RED SPACES should be treated as VISITOR parking. No long-term storage of vehicles or other items is allowed in VISITOR parking stalls. Boat trailers, campers, mobile homes, as well as vehicles over 6000 lbs are not permitted.
3. In accordance with the By-Laws, all owners must notify the Property Manager/Board of Directors BEFORE renting or selling their unit. This notification must come a minimum of one (1) week before renting or selling. All owners must establish written leases with their tenants. The rental lease must include a rental condition that the tenant agrees to comply with the Association's bylaws and Rules and Regulations. The owner is required to provide these documents to the tenant before he occupies the premise. The unit owner must provide a copy of the rental agreement to the association (property manager) within five days of tenant occupancy. The owner must also provide the Property Manager with basic tenant information including the names of all occupants, home and work telephones and emergency contact information. Failure to comply with association rental requirements will result in a \$250.00 fine. All rental leases must be a minimum of **twelve (12)** months in length. Pets of any kind are not allowed for renters.
4. As of 09/01/04, any units sold must be owner occupied. They may not be used as a rental property. Those who owned units before 09/01/04 are grand fathered in and may rent their units out. If units are sold to family members, the ownership transfers, therefore, the new owner (family member) may not rent the unit out.
5. Rental of the clubhouse is restricted to owners only.
6. Patio or balcony furniture shall be restricted to normal patio types, such as chairs, tables, and grills. All carpets must be green in color, fit properly, and be nailed or glued down. A thermometer may be hung from the pillars. There should be nothing protruding past the pillars, into the common area.
7. No garbage bags, shoes, slippers, boots, swimming toys, bikes, strollers or other items may be stored in the hallways. Nothing should be hung from or on

inside railings, or balcony railings. This includes swimsuits and towels. Christmas lights and ornaments may be put on balcony railings, provided they are removed after Christmas.

8. Children are not allowed to play in the hallways or parking lots. No skate boarding, roller blading, or bike riding is allowed in the parking lots. No skate boarding, roller blading, or bike riding is allowed in the enclosed tennis court. The use of motorized scooters is not allowed on the entire Golfview property.
9. Pets (owners only) are limited to domestic animals. Dogs and cats must be kept on a leash at all times, with their owners in attendance when outside their unit. Owners must clean up after their pets immediately. A maximum of one (1) pet per unit.
10. Garbage should be disposed of in plastic bags. These bags are to be put in the dumpsters, not on top of them or next to them. Please use the recycling bins as labeled.
11. In accordance with Art. V, section 13-K, and section 15, no common area may be altered or changed in any way without approval by the Board of Directors.
12. All owners must notify the property manager when work is going to be done in their unit. This notification should be at least 24 hours before work is to be done, the only exception would be emergency work. In the case of emergency work, the Property Manager should be notified immediately.
13. All owners and renters must know the pool rules posted on the clubhouse, abide by them, and require their guests to do the same.
14. All window air conditioners must be removed by November 1st each year.
15. All bird feeders must be off the ground, and should be hung so that it is not a disturbance to neighbors (below). No feeding of raccoons, or other animals.
16. All owners must provide the property manager with proof of a homeowner's insurance policy (standard H06 form). If you rent your unit for any length of time, your policy must be endorsed to show that your renter is also covered. This information can be obtained from your insurance company. Proof will be due every year at the time of the annual meeting.
17. If due to the negligent, act or omission of a unit owner, a member of his family, tenant, any authorized occupant, or visitor, were to cause damage to a unit owner's or an authorized occupant's personal property, said unit owner is responsible for the damages.
18. All unit owners, family members, renters, authorized occupants, and visitors are required to adhere to all federal, state, and city laws and statutes.
19. Quiet Hours Policy. A formal quiet hour's policy has been established to promote a quiet and enjoyable living environment within our community. Residents are not permitted, at anytime, to produce any loud noise or disturbance, which will interfere with the comfort or well being of other residents. Unit owners are responsible for the actions of their guests, visitors or renters. Quiet hours are from 9 pm to 9 am Monday through Friday and 10

pm to 10 am Saturday – Sunday. Noise is not is permitted within these times. Noise is defined as any sound disruption that significantly interrupts sleep and the quiet enjoyment of your neighbors.

20. Pool Rules

- a. Pool hours are from **9:00 a.m.** to **9:00 p.m.**
- b. No glass will be allowed in the pool area
- c. Children under 12 must be accompanied by an adult. No diapered children are allowed in the pool
- d. If suntan lotion/oil is used for sunbathing, please shower before swimming.
- e. No running or playing games in the pool area.
- f. Guests must be accompanied by a resident of Golfview Condominiums
- g. Rafts and floating devises are allowed in the pool at pool attendant's discretion.
- h. We reserve the right to refuse admission to anyone.
- i. Authorized entry to the pool or clubhouse must be made with the key fob. Any unauthorized entry may result in a fine and/or suspension of the owner's use of the pool and clubhouse.
- j. All persons under the age of 18 must be accompanied by and adult, when using the pool after 6 p.m.
- k. Pool floatation devices will be limited to "noodle" type devices on weekends and holidays.
- l. The Board of Directors has the authority to suspend an owner's use of the pool and clubhouse if there is a history of report offenses and severity of the Rules and Regulations violation.

21. If any owner is found to have violated any of the By-Laws, Declarations, or Rules and Regulations of the Condominium Association, the following action will be taken:

**FIRST VIOLATION:** A warning letter will be issued and owner will have 48 hours to correct the problem. If the violation is not corrected after the 48 hours, a \$10.00 per day fine will be assessed until the problem is corrected.

**SECOND VIOLATION:** A \$25.00 fine will be assessed, and the owner will have 24 hours to correct the problem. If the violation is not corrected after the 24 hours, a \$10.00 per day fine will be assessed until the problem is corrected.

**THIRD VIOLATION:** A \$50.00 fine will be assessed, and the owner will have 24 hours to correct the problem. If the violation is not corrected after the 24 hours, a \$20.00 per day fine will be assessed until the problem is corrected.

**FOURTH VIOLATION:** A \$250.00 fine will be assessed, and the owner will have 24 hours to correct the problem. If the violation is not

corrected after the 24 hours, a \$25.00 per day fine will be assessed until the problem is corrected.

**All fines are required to be paid with the next association dues payment or a \$10.00 per day delinquency payment will be assessed.** If necessary, all monies will be collected in small claims court along with court costs and attorney fees. See page 12, Section 8 of By-Laws.

**A COPY OF THESE RULES AND REGULATIONS MUST BE GIVEN TO ALL RENTERS.**

**OWNERS and/or RENTERS ARE RESPONSIBLE FOR ALL FINES.**