

**RAVENNA WOODS CONDOMINIUM ASSOCIATION**

**HOUSE RULES**

**Adopted February 16, 1999, Amended May 21, 2012, Amended May 25, 2018**

1. The Board may, from time to time, adopt, amend or eliminate rules to facilitate management and operations or to provide for unforeseen situations. New rules or regulations shall be furnished to each owner in writing.
2. No items of any kind (such as flower pots, knickknacks, etc.) shall be allowed to rest upon railings of balconies. Falling objects may be a liability issue.
3. Balconies and patios are to be kept clean and free of debris. No unsightly conditions shall be permitted to exist.
4. No planter boxes, pots, etc. will be allowed on stairwell railings. Falling objects may be a liability issue.
5. Cigarettes, or any other debris, are not to be thrown or swept from patios or decks.
6. Residents must properly clean up any mess made by their pets.
7. Residents are responsible for controlling noisy pets and any offensive odor caused by their pets.
8. Any pets outside the unit must be under the owner's supervision and control. Any animal deemed a nuisance by the Board shall be permanently removed from the property upon three (3) days written notice
9. No-one is allowed in the creek or along the creek bed except maintenance personnel.
10. Do not install any TV or outside antenna on the common areas without the prior written approval of the Board of Directors.
11. Residents shall have due regard for the peace, comfort and enjoyment of other tenants in the complex. Musical instruments, radios, television sets, stereos, electric appliances, etc. shall be used only between reasonable hours and at reasonable volumes. Harassment will not be tolerated.
12. If a unit is rented, the owner must provide a copy of these rules to the tenant and provide to the board's agent, Nash NW, a tenant-signed copy of the rules along with a copy of the lease between owner and tenant within 30 days of tenant occupancy or owner will incur a fine.
13. Non-resident owners shall keep tenant and Property Manager advised of their current address and telephone number in case of emergency.
14. All plantings of flowers, shrubs, trees, etc. are to be done by yard maintenance in order to maintain our overall landscape plan.
15. Cars must be parked in designated parking areas.
16. Parking stalls are not to be used for storage of personal belongings or garbage in lieu of vehicle parking.
17. Vehicles which are so large in size that the garage door cannot be closed must NOT be parked in the garage.

18. When doing repairs which require the water supply to be shut off to the buildings, 24 hours' notice must be posted on each mailbox. The hours can only be 9:00 - 4:00 Monday through Friday. Immediate shut off is still appropriate in an emergency.
19. Items that do not fit in the dumpsters must not be left in the surrounding areas. Infractions will be subject to the regulation relating to the fines. Homeowners will be responsible for infractions of their contractors and tenants.
20. Monthly homeowner assessments are due on the first of each month. Assessments received after the 10<sup>th</sup> of each month will be assessed a late fee of \$25.00. Delinquencies will then be subject to section 12 of the Condominium Declaration of Ravenna Woods.
21. Only electric and gas grills are allowed.
22. AC units must not protrude out windows into common areas for safety, noise and liability reasons

**Unless otherwise stated, the first infraction of any rule will result in a written notice warning the resident of the infraction. A second offense will result in a \$50 fine to be paid in addition to the homeowner's monthly dues. A third offense will result in a \$100 fine to be paid in the same manner. A fourth offense, and thereafter, will result in a monthly \$250 fine until the infraction is corrected. If not paid in a reasonable amount of time, a lien will be filed against the homeowner's property. The home-owner will have the right to appeal to the Board of Directors. The decision of the Board will be final.**