

GREENWOOD CONDOMINIUM OWNERS ASSOCIATION

GENERAL RULES

Condominium Use:

1. No Condominium shall be occupied and used except for residential purposes by the Owners, their tenants, and social guests.
2. No more than two (2) persons per bedroom is permitted on a permanent basis.
3. No trade or business shall be conducted in any Condominium, except that residential Condominiums may be used as a combined residence and executive or professional office by the Owner or occupant thereof, so long as such use does not interfere with the quiet enjoyment by other Residents and does not include visiting clients or suppliers.
4. No tent, shack, trailer, basement, garage, outbuilding or structure of a temporary character shall be used at any time as a residence, either temporarily or permanently.

Nuisances:

1. No noxious, illegal, or seriously offensive activities shall be carried on within any Condominium, or in any part of the project, nor shall anything be done thereon that may be or may become a serious annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of the Owners' Condominiums.
2. The Board is entitled to determine if any device, noise, odor, or activity constitutes a nuisance.
3. Noise complaints – There is no onsite manager, please call the police and ask for a copy of the report. Three valid police reports will allow the Board to take action.

Signs:

1. No signs shall be displayed to the public view on any Condominium or on any other portion of the Project except signs advertising "For Sale" or "For Rent" or "For Exchange".
2. An Owner or his or her agent may display one (1) For Sale or For Rent or For exchange sign within his or her Condominium and one (1) sign in the Common Area advertising directions to the Owner's Unit which is for sale, rent, or exchange.
3. The sign within the condominium may only be placed in one window and must be no larger than 18" x 24".
4. Signs are never permitted to be erected in the common area, as they may cause damage to the irrigation.
5. Signs directing visitors to a unit for sale, for rent, or for exchange, must be of a professional "sandwich" design and may be temporarily placed on the common area during open houses only.

Fire Restrictions:

1. No Owner or other resident of the Project may store any flammable materials on any Exclusive Use Common Area balcony.
2. No exterior fires of any kind, including those contained in barbecue grills, shall be permitted in any Unit or any Exclusive Use Common Area balcony.
3. Nothing may be done in any Condominium or in, on or to the Common Area that may impair or alter fire sprinklers within the Units or their source of water.

Smoking:

1. Smoking is not permitted in any indoor (enclosed) portion of the Common Area, at anytime.
2. Smoking is permitted within Exclusive Use Common Area, decks, or patios.
3. Cigar and cigarette butts are not to be discarded in the common area streets or landscaping. Please use receptacles provided in other areas of the common area.

Animals:

1. No animal of any kind shall be raised, bred, or kept in any Condominium, or on any other portion of the Project.
2. Trained dogs used for assistance by visually impaired, hearing impaired or physically handicapped persons may be kept by an occupant or invitee of an Owner.
3. Owners, their tenants or other occupants of Units may keep no more than two (2) dogs, or two (2) cats, or one (1) dog and one (1) cat, within the Unit, and may keep a reasonable number of other ordinary household pets and fish that are kept in cages or aquariums, provided that no such dogs, cats or other animal or fish may be kept, bred, or maintained for any commercial purposes.
4. All pets shall be kept under reasonable control at all times. No Owner shall allow his dog to enter the Common Area except on a leash.
5. Owners shall prevent their pets from soiling any portion of the Common Area and shall promptly clean up any waste left by their pets. Owners shall be fully responsible for any damage caused by their pets.
6. Owners shall use reasonable efforts to prevent any animal within his Unit from making disturbing noises that can be heard from any other Unit between the hours of 10:00 p.m. to 7:00 a.m. An Owner in violation of this section may be deemed to be permitting, or causing a serious annoyance or nuisance to any other Owner.
7. In no event shall any Owner authorize, bring or keep within the Project; (a) any pit bull, rottweiler, Doberman pinscher, mastiff, canaria presa, or any other breed known as a "fighting breed" or any dog being a mix thereof; or (b) any snakes, pigs, large lizards, spiders, rats or vermin.

Garbage and Refuse Disposal

1. All rubbish, trash recycling materials and garbage shall be regularly removed from the Units, and shall not be allowed to accumulate thereon.
2. Trash, garbage, recycling materials and other waste shall only be kept in sanitary containers.
3. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, and shall be screened from view of neighboring Units, Common Areas and streets.
4. No toxic or hazardous materials shall be disposed of within the Project by dumping in the garbage containers or down the drains, or otherwise.
5. Household items such as: Mattresses, lamps, chairs, appliances are not permitted to be dumped in the trash enclosures or dumpsters.
6. Dumpsters and bins contained within the trash enclosures on the property are to be used for every day, normal refuse.
7. Cardboard boxes must be broken down prior to tossing them in the dumpsters. Empty cardboard boxes rapidly fill dumpsters and cause overflow.
8. If a trash enclosure is full, please go to another one located on site to dump your trash.
9. If moving or spring cleaning, please take all discarded items to the local dump site. The Association will try to have a large dumpster brought in periodically for this purpose. But do not use the trash enclosure located on the property for this purpose.
10. **GARBAGE DISPOSAL:** PLEASE REFRAIN FROM PUTTING THE FOLLOWING ITEMS DOWN THE GARGAGE DISPOSAL: GREEN VEGETABLES, RICE, POTATO SKINS, CARROTS, COFFEE GRINDS & DENTAL FLOSS. THESE ITEMS HAVE BEEN FOUND IN THE PLUMBING AND CAUSES THE PIPES TO BACK UP INTO YOUR NEIGHBOR'S SINK. EACH TIME THIS HAPPENS IT COSTS THE ASSOCIATION MONEY TO HAVE A PLUMBER COME FIX THE PROBLEM. PLEASE RUN THE WATER FOR A FEW MINUTES AFTER EACH GARBAGE DISPOSAL USE. THIS NOTICE IS BEING PUT UP IN AN EFFORT TO HELP SAVE THE ASSOCIATION MONEY AND HELP ENSURE A BETTER ENVIRONMENT TO LIVE IN.

PLUMBING MAINTENANCE

Liability for maintaining plumbing and for subsequent water damage is driven by the specifics of the situation. Are the units condominiums? Is the plumbing part of the common area, exclusive-use common area or unit improvements? Was there any negligence by the association or the owners? Do the governing documents assign maintenance responsibilities that override ownership? What policies have been adopted and what are the association's past practices?

Unless the CC&R's provide otherwise, the association is responsible for repairing, replacing or maintaining the common area plumbing, and owners are responsible for maintaining their separate interests and any exclusive use common areas appurtenant to their separate interests. Civ. 1364 (a).

Generally, the following plumbing lines and fixtures are the responsibility of the owner to maintain:

- kitchen sink, faucet, garbage disposal, drain, supply lines and angle stops
- appliances such as dishwasher and refrigerator
- bathroom sinks, faucets, drains, supply lines and angle stops
- tubs and shower enclosures, faucets, valves, shower pans, drains & drain lines (until they connect to a main line).
- toilets, tank mechanisms, wax ring, supply lines and angle stops
- water lines in walls that serve only the unit
- drain lines in walls that serve only the unit
- water heaters that server a single unit

So as to minimize litigation, boards should develop written policies for such maintenance which are compatible with the association's governing documents. The policies should then be published to the membership and made part of the rules and regulations of the association.

These rules are subject to revisions by the Board of Directors