

PALISADES CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

As a unit owner, it is your responsibility to inform all persons occupying your unit: family, friends, and renters/lessees, of these Rules and Regulations and the penalties for violations of the same.

Remember **ALL PROPERTY OUTSIDE EACH UNIT IS COMMON PROPERTY.**
(Declaration Palisade Condominiums, page 3, section 5, dated 4/15/84)

VEHICLES

1. One vehicle per unit.
2. Second vehicles are to be parked in the spaces for Guest Parking (adjacent to Building 1 and Building 6).
3. Allow adequate space between vehicles for opening and closing doors.
4. White lined areas on the pavement are to be kept clear for access to stairs, doors, etc. Fire lanes to water supply must be kept open.
5. Washing vehicles in the parking area is allowed. However, mechanical repairs or adjustments are not permitted. Exceptions: emergency jump starts or tire changing.
6. Cost to repair any damage to the common area pavement will be charged to the unit owner responsible.
7. No boats or trailers are allowed without prior approval of the Board. RVs may park overnight in Guest Parking; however, no electrical or water supply connections may be made to any condominium unit.
8. Any special request for overnight parking need to be cleared through the management company.
9. No excessive or dangerous vehicular speed, use, or noise within the complex is allowed.

EXCESSIVE NOISE

1. Radios, TVs, and/or musical instruments are not to be played so loud they disturb occupants in adjacent units.
2. All Units: Loud voices, slamming of doors, heavy walking, running, jumping, bouncing of balls, and stomping on stairs, walkways, and open decks is not allowed.
3. Washer-Dryer: May be operated between **9:00 a.m. and 9:00 p.m. ONLY.**
4. No excessive noise in common areas after 10:00 p.m.

ANIMALS

1. ***The common areas are not pet areas.***
2. Pets are to be exercised outside the developed portions of the common areas.
3. Pets are to be kept on a leash and under the control of a competent person while being walked through the common areas.
4. Any mess made by a pet on the common property is to be cleaned up by the tenant immediately.
5. Barking dogs will be considered a nuisance and need to be controlled.
6. Horses are not allowed on the common property

CHILDREN'S BEHAVIOR

1. Children should be cautioned regarding excessive noise while playing.
2. **DO NOT** allow children to play around or between parked vehicles or in the parking lots adjacent to parked vehicles.
3. Damage to planted areas and/or lighting equipment of the common property will be charged to the responsible unit owner.
4. Toys, water other liquids, or other items are not to be thrown or dropped from decks.
5. Children under the age of 10 are not to be left unattended in a unit.
6. Children shall refrain from chalk drawing in the common areas.
7. No chalk drawing on asphalt roadways or walkways

EXTERIOR STORAGE

1. Deck furniture and planters and/or flower pots are the only items which may be stored/exhibited on the decks. No firewood may be stored on decks.
2. Firewood, neatly stacked, may be stored in one half the space under the ground floor deck of your unit or the unit below yours. **DO NOT** stack touching the walls.
3. If you use a hose bib on one of the buildings, please remove and store your hose lest it be mistaken for association property available to all unit occupants.

CHOPPING FIREWOOD

1. Firewood, presto-logs, etc., are not to be split or chopped on unit decks, stairs, or walkways or on the pavement of common areas. Any damage to these areas from such activities will be charged to the unit owner.
2. **DO NOT** place hot fireplace ashes in the garbage dumpster

FIREARMS/FIREWORKS

1. The condominium is within the city limits and the discharge of any firearm, including BB guns, or fireworks is prohibited.

LANDSCAPING

1. Planting in common property is to be done by the gardener using the entire complex landscape plan as a guide.
2. Planters or flower pots are **not** to be placed on the upper unit walkways or stairs.
3. Any planters or flower pots placed in the common area are subjected to removal if the Board of Directors determines them not in compliance with the landscape plan.

WINDOWS, DECKS, WALKWAYS, AND OUTSIDE WALLS

In order to preserve the attractive appearance of the condominium complex, the Board of Directors may regulate the nature of items that may be placed in or on windows, decks, walkways, and outside walls as to be visible from other units, from the common elements, or from outside the condominium complex. Garments, rugs, laundry, and other similar items may not be hung from windows, facades, walkways, or decks. No potted plants or other items are permitted on the walkway rail caps.

WATER HEATERS

Any water heater that is replaced must be disposed of by the unit owner.

BALCONIES AND BARBEQUES

Charcoal barbeques and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

PENALTIES FOR VIOLATIONS

Violation of the Association Rules and Regulations could result in a fine being levied against the responsible unit owner as specified in the Schedule of Fines.