

WARREN PARKWAY II

CONDOMINIUM

**UNIT OWNERS'
ASSOCIATION**

RULES AND REGULATIONS

Revised 12/94

This Rules and Regulations Booklet is not intended to be a substitute for, nor supersede the Warren parkway II Condominium Association Declaration of Condominium Ownership. Additional and modified Association Rules and Regulations that have been adopted by the Board of Directors are furnished to you in this Booklet in compliance with the By-Laws within the Declaration.

Welcome to the Warren Parkway II Condominium Association. We, on behalf of the Association, hope you enjoy your condominium unit. Our objective is to maintain Warren Parkway II as a very nice place to live. In order to accomplish this, we have established a set of rules and regulations which pertain strictly to living at Warren Parkway II in the condominium atmosphere.

These are common sense rules and regulations which take into consideration the health, safety and comfort of all owners and tenants who reside at Warren Parkway II.

We ask that you keep this booklet handy and that you refer to it when necessary. If something arises that may not be covered in the booklet, please do not hesitate to contact the Management Company or the Board of Directors. Additional information, rules and regulations are also contained in the Declaration and By-Laws, which may be obtained at a cost from the Management Company.

Thank you,

The Board of Directors
Warren Parkway II Condominium Association

MANAGEMENT ORGANIZATION

The Warren Parkway II Condominium Association is described in detail in the By-Laws of the Warren Parkway II Declaration of Condominium Ownership. The purpose of this section is to briefly describe the management organization which serves the Association.

Five (5) members are elected to the Board of Directors by majority vote of the Association members (Unit owners) to oversee the physical, social, and financial management of Warren Parkway II complex. The Board members serve, without compensation for their services, for a two (2) year term each. The Board members meet monthly, and the annual meeting of the Association to elect new Board members, is held each October.

The Board of Directors employ a Managing Agent to actually carry out the work necessary to maintain the Warren Parkway II complex and the Association financial records. The Management Company is:

Kare Condominium Management Company, Inc
1691 Georgetown Road, Suite I
Hudson, Ohio 44236
Akron 330-650-4318 or Cleveland 330-656-3441
330-655-8957 fax

WARREN PARKWAY II CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

I. PARKING LOT AND MOTOR VEHICLES

- A. The speed limit is 5 mph in parking lots.
- B. All children 6 years old and under shall be under adult supervision at all times.
- C. Emergency vehicle repairs should be limited to no longer than 24 hours. (except in garage areas)
- D. Damage to any common property and/or condominium equipment will be repaired at the cost of the responsible unit owner(s), and all unit owners are responsible for the action of their family and guests.
- E. There shall be no storing (for a period exceeding seven days) of any cars, trailers, house trailers, boats, motorcycles, etc. in the parking lot or common areas with specific written consent of the Association.
- F. Driving on lawn areas and walkways is prohibited. Any damage done by such an act will be billed to the offending party.
- G. Residents having garages must use the garages as one parking space.
- H. Garage doors are to be kept closed and locked whenever possible.
- I. Parking should be lined spaces whenever possible.
- J. Garage payments are due on the first of the month. Those delinquent on payments will have to vacate.

K. The following vehicles are prohibited from the property:

1. Trucks larger than ¼ ton
2. Recreational vehicles and motor homes
3. Buses
4. Boats and boat trailers
5. Campers and camper trailers
6. House trailers
7. Horse trailers
8. Vehicles which are licensed, painted or signed for commercial purpose

L. The parking of commercial vehicles or trucks on the condominium property is prohibited other than for purposes of delivery or service to a unit.

M. All vehicles parked on the condominium property must bear current license plates, and must always be in operating condition (i.e., able to move under their own power).

II. PETS

A. All pets are to be on a leash or under control in the confines of the condominium property when out-of-doors and never permitted to run loose with or without their owners. No stakes, poles or runs are to be placed in the common areas.

B. It is the owner's responsibility to clean up after its own pet. No dog house or any structure is allowed in the common area. No pets can be housed in any part of the garage or storage areas. Any pet causing or creating a nuisance or unreasonable disturbance may be permanently removed from the condominium property upon three days written notice from the Board of Directors.

C. Rules A & B also remain enforced when the snow starts piling up on the ground. During the winter unit owners must still clean up after their pets.

III. UNIT LANDSCAPING AND DECORATIONS

A. No painting shall be allowed on any exterior surface of the units except by the Association.

B. All exterior alterations must be approved by the Association. Nothing shall be hung or displayed on the outside of any living unit and no awning, canopy, shade, window guard, ventilator fan, air conditioning device, or radio or television

antenna may be affixed or placed upon the exterior walls or roof or any part thereof without prior consent of the Association. An American flag properly placed (not to obstruct sidewalk) is allowed on patriotic days or days specified by the United States Government.

- C. Shrub bed area (front or back) – unit owners may plant flowers, rose bushes, and so forth in good taste. All planted items are to be maintained by the unit owners or occupants. All unplanted beds will be maintained by the Association.
- D. Both door and porch decorations which are seasonal in nature are permitted during that seasonal period.
- E. The Association is not responsible for toys, dog chains, etc., left in the common area. Please keep the common area clear and free from personal articles. This is a great help to the landscaper and your cooperation is requested.
- F. The use of plastic, paper or other non-glass window or door liners is not permitted on the exterior of any unit.
- G. The use of blankets, sheets, or newspapers, etc. is not permitted even as a temporary window covering.
- H. Broken windows, doors or torn screens, must be repaired immediately by the unit owner at the owners expense.

IV. SELLING OR RENTING OF UNITS

- A. Signs are not permitted.
- B. Unit Owners selling or renting their unit are to notify the Management Company for the following reasons:
- C. Proper transfer of maintenance fees.
- D. Explanation of regulations to new owner or tenant.
- E. Unit owners are responsible for advising tenants and new owners of the rules and regulations.
- F. Unit Owners are always responsible for paying the maintenance fees promptly. Fees are due on the first of each month for that month. There will be a \$10.00 late charge after the 15th of the month.

V. GENERAL COMMENTS

- A. When you see the snowplower, come out and move your car so that they may do a better job of plowing the area. We ask you your cooperation so that the snow removal job is worth the money you pay for in your monthly maintenance fee.
- B. The riding of bicycles, snowmobiles or any other small type of vehicles is not allowed in the grass or parking lot areas. These vehicles are also not allowed in the patio areas. Riding of bicycles shall be on sidewalks only.

- C. Homeowners and residents must not pour or allow any oil, solvent, or any other volatile or inflammable material to spill into the drainage system, these materials are potential for any explosion hazard.
- D. Repairs to all interiors of units are the responsibility of the unit owner, including furnaces, dry wall, water heaters, plumbing and so forth. Repairs to storm doors along with the repairs of all doors and windows are the unit owners' responsibility.
- E. Any repairs needed for the exterior of the units or the common area should be reported to the Management Company in writing.
- F. The Association insurance insures the building. The insurance of the contents is the owners responsibility. This should include any personal belongings or any improvements, i.e., storm doors, wall paper, paneling, etc.
- G. Use plastic garbage bags for trash. Recycling cans are currently placed in the parking areas. Always use them.
- H. Nothing may be left overnight in the common area, so please see to it that all children's toys and other items are placed indoors at all times. All items left in common areas will be collected and stored at the owners' expense.
- I. It is not the purpose of the Board of Directors of the Association to mediate disputes between neighbors.
- J. No clothes lines are to be hung in patio areas or any other common area. This detracts from the units' appearance.
- K. Any unit owner replacing a storm door would have to replace it with a white, cross buck aluminum door, front or back.
- L. The use of Association water for the washing of cars may only be done by those residents in the condominium units.
- M. ***Water usage for the Association is included in the maintenance fees.*** Therefore in order not to increase fees we must all do our part in conserving water. The Association reserves the right to make repairs to any water fixtures that may not be working properly in the units, and will bill these repairs and the estimated cost of the excessive use of water back to the unit owner.

NOTE: Any questions concerning the Homeowners Guide or Rules and Regulations of the Condominium should be directed to the Management Company.

Please keep this guide for your future reference and for using in explaining rules and regulations to prospective buyers or tenants should you decide to leave Warren Parkway II Condominium Association in the future.