

# **The Fort Condominium Homeowners Association (FCHA) Rule and Regulations**

Living within a condominium homeowners association has many benefits, which we all enjoy. At the same time, by choosing to live in such a community, we have in effect accepted the fact that we must be considerate of our fellow homeowners; in turn, we expect that they will show the same consideration to us. To assist in making our living here enjoyable, these good neighbor policies will guide each of us in being good neighbors, both giving and receiving thoughtful respect. These Rules and Regulations are in addition and complement the by-laws and plan of ownership for the homeowners association.

## GENERAL

1. Condominiums in the FCHA are for residential purposes. Home businesses are permitted as long as they do not create any type of nuisance to the community or any homeowner.
2. It is important to remember that we live in general close proximity to our neighbors. Therefore, noise should be kept to reasonable levels. This includes recreational activities pursued by our families within the community.
3. No signs (except real estate related), billboards, advertising devices are to be erected within the community without approval from the board of directors. Political signs are allowed to be put up no more than two weeks prior to a general election. The signs must be removed within two days after the election.
4. Exterior holiday decorations must be taken down within 30 days of the holiday.
5. Boats, camper, trailers, tractors, snowmobiles, motor homes, abandoned or disabled vehicles, large utility vehicles and commercial vehicles must be stored offsite.
6. Flammable materials, flammable liquids and propane tanks cannot be stored inside condominium units.

## PATIOS AND DECKS

1. Only reasonable and customary outdoor and patio furniture should be placed on the south facing decks and north side decks and entry ways. Reasonable and customary items include but are not limited to patio tables and chairs, patio benches and swings, outdoor patio umbrellas, and barbeque grills.
2. South facing decks and north side decks and entry ways should not be used for storage of miscellaneous household items. Items that should not be stored in these

areas include but are not limited to coolers, boxes, trash cans, household cleaning tools and supplies.

3. Homeowners should be cognizant of neighboring condominiums when placing items on south facing decks and north side decks and entry ways. No item or obstruction should be placed in these areas that would unreasonably obstruct the view from any other condominium. Items that may cause a view obstruction include but are not limited to unreasonably large patio furniture, tarps or other patio furniture storage type coverings.

4. Homeowners should not make any outside installation or attachment to the decks, patios or building structure of any type, including but not limited to shelving, utility hangers, clothesline, antenna, air conditioning units and flower boxes without prior written approval from the board of directors.

### PETS

1. Pets may not create a nuisance to any homeowners.
2. Pet owners are responsible for cleaning up after their pet in the common areas.
3. Pet owners are responsible for any damage done by their pets in the common areas.
4. Pets should not be tied to any of the associations common areas

### COMMON STORAGE ROOM

The common storage room is available for all (13) homeowners. The room is divided into 13 sections indicated by tape on the floor of the room. Each section represents the storage space available to an individual homeowner. The board understands not all homeowners will choose to store items in the storage room. The board also understands some homeowners may wish to store a number of items that require more space than what is available in their individual section. ~~Utilizing more than the homeowners allocated storage space will be acceptable on a temporary basis and is subject to the approval of Leland Hiekes, our onsite property manager.~~ Should a homeowner wish to use their allocated storage space, then any homeowner using more than their allocated space will be asked to move their items into their space or remove them from the storage room.

Storage room rules and access:

1. ~~Access to the storage room is obtained through our on site property manager, Leland Hiekes in unit 1B. Upon request, a key to the storage room will be provided to the homeowner. Leland will keep a list of homeowners who have a key and have items in the storage room.~~
2. No chemicals or flammable material will be stored in the common storage room.

3. Homeowners using the storage room assume all risk for secure storage of their items in side the storage room. The homeowners association will not be responsible for lost, damaged or stolen items.

4. Homeowners may place a lockable, secure storage box within their allocated storage space, subject to the approval of the ~~on-site property manager~~. Board.

### FINES

In rare cases, owners do not adhere to the rules and regulations. While the Board makes every attempt to work with owners who are violating the rules, it is occasionally necessary to fine owners for continuing violations of the rules. The following policy on fines describes the steps the Board will take to deal with violations of the rules.

First Offense: Warning letter – homeowner has 15 days to correct violation. After 15 days, if not corrected, the violation is upgraded to a second offense.

Second Offense: The owner is informed that a hearing is scheduled for the next board meeting. At that hearing, the owner/resident can contest the violation. The Board may vote to assess a \$25.00 fine against the owner at this time.

Third Offense: \$50.00

Payment Schedule: The owner has 30 days from the date the letter is postmarked to pay the fine. If the fine is not paid on time, a late fee of \$10.00 will be added to the owner's account

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Enforcement of these rules and regulations is the responsibility of the board of directors and the on site property manager.

If there is a dispute between owners concerning the subject of any of these rules and regulations, the dispute will be submitted to the board of directors, whose decision in such matters will be binding.

The Fort Condominium Homeowners Association would like to thank you for your cooperation in maintaining our condominium community to the high standards we all expect. By following the good neighbor policies, problems will be avoided, the living experience enhanced, and property values will be maintained.

October 31, 2004