

Laurel Oaks Condominium Owners Association

RULES & REGULATIONS

The following Rules & Regulations are extracted from the documents of the Association to provide a general overview of the full recorded version. The recorded Covenants of the Association are the governing instruments. Violation of the rules will subject the offender to fines per the Association's Fine Policy. The purpose of the Rules & Regulations is to ensure a reasonable quality of life within the community and assist in maintaining the property values.

It is the responsibility of all owners to ensure that their tenants are aware of and abide by the Rules & Regulations laid out in this document. All fines for violations will be assessed on the owner's HOA account.

1. No illegal, loud, or offensive activity is allowed in any unit or in the common areas. All laws, zoning ordinances, and regulations of all governmental authorities within the jurisdiction of the Condominium shall be observed.
2. Excessive noise is not permitted at any time. This includes noise from stereos, televisions, musical instruments, party/ambience noise, and loud voices. With our residents/owners having a variety of schedules, we will not enforce "quiet hours", but instead expect all residents/owners to respectfully keep noise levels to a minimum.
3. For safety precautions, the use of barbecue grills is not permitted in areas outside of the Condominium or to the boundaries of the units/balconies/patios associated with each unit. (There is no external water source to alleviate flames in an emergency.) This is a measure of safety & not meant to pose as a nuisance.
4. All long-term leases/rental agreements shall be in writing and subject to the requirements of the Condominium Documents & the Association. (This is to ensure in an emergency situation, the HOA is able to contact your tenants.) All owners shall abide by the city laws and ordinances for rental use. This includes safety feature requirements, permits, taxes, and other laws that are mandated by city & state authorities.
5. A unit may not be leased or rented for a term of less than six months. All leases and rental agreements shall be in writing and subject to the requirements of the Condominium Documents & the Association. A copy of all executed leases are to be remitted to the Board of Directors via the association management company.
6. No owner/resident is permitted to initiate any changes to the exterior of the building/patio/unit/common area without prior written approval. This includes painting,

staining, electrical wiring, antennas, lattice work, awnings, canopies, shutters, or other visual objects that will change the look of the building. Drilling holes or cutting other openings from the interior of a unit to the exterior is also considered an alteration and is not allowed without prior review & approval from the Board of Directors. (This is to ensure that the exterior of the building remains visually consistent.)

7. No owner may make interior improvements/alterations that impair the structural integrity of the building. This includes any changes in mechanical systems or lessens the support of any portion of the Condominium. Any interior changes that may cause a change in support should be reviewed by proper city inspectors/engineers (at the owner's expense) & should be submitted to the Board of Directors for review & approval before the work is to begin.
8. Pets are permitted in the units, only if such animals do not disturb other residents. If excessive pet noise is reported to the Property Manager/HOA President, the Board will use the appropriate measures to handle the situation. All owners are required to clean up after their pets. Pets must be on a leash/held at all times to maintain the security of both the animal and other residents within the area. (There are also city & county ordinances governing pets that all residents/owners must adhere to in addition to our community rules.)
9. Units are allowed & encouraged to place a doormat at the entrance of their unit. A cleaning crew comes to the property each week to provide sweeping/mopping/dusting of the entryway & stairwells. However, all tenants are expected to keep their entryways (and doormats) reasonably clean of dirt & debris.
10. To maintain the visual appeal of the building, no large decorations, pictures, posters, statues, or other large decors may be placed on the exterior of the units (patios/balconies/exterior windows). Interior entrance doors are allowed to be decorated at the owner's discretion. However, no decorations should be hung or placed on the common area walls/windows/stairwells. Appropriate outdoor/patio furniture is acceptable on all patios & balconies. (If complaints are received about the furniture used, the Board of Directors has sole discretion to determine whether furniture is appropriate or not on a case by case basis.)
 - a. Exception: Holiday Decorations
 - i. All holiday decorations are expected to be in good working order and installed in such a way that will preserve the safety of all residents. Decorations should not be attached in a manner that will leave permanent harm/damage to the exterior of the building.

- ii. Any external holiday decorations should be taken down in a timely manner. (Items should be removed in 30 days or less of the passing date.)
- 11. No personal items should be stored outside of the building entrance areas to the units or in the common areas. (For example, personal beach chairs should not be stored outside of the building, or dirty shoes left outside of the unit main entrance.)
- 12. No smoking is allowed in the lobby, stairwells, hallways, or any other interior common areas of Laurel Oaks.
- 13. No window signs are allowed in any residential units or common areas that are visible from the outside of units or common areas. (This provides safety for other unit owners.) Any marketing/advertising should be done online or through a rental/real estate agent.
 - a. Exception: If an owner is having an open house, signs are allowed to be marked from the exterior roads & in front of the Laurel Oaks building, assuming that they are removed at the end of the open house hours.
- 14. Any damage to the common areas or limited common areas by owners, residents, tenants, or guests will result in the cost of repairing such damage being assessed to the Owner's HOA account (example: moving a couch & your crew knocks a hole through the stairwell wall). Acts of vandalism are also subject to referral to local authorities for appropriate action.

Updated: April 9, 2022

Reviewed: April 9, 2022

Laurel Oaks Condominium Owners Association, Inc.
Board of Directors