

VIKING I CONDOMINIUM ASSOCIATION

HOUSE RULES

Summary: The Board of Directors of Viking I Condominium Association has adopted the following "house rules". Additional owner obligations can be found in the Association's Declaration. In case of conflict between the House Rules and the Declaration, the Declaration shall prevail.

1. **Window Coverings:** Standard drapes, blinds, curtains only may be used as a permanent window covering. The use of such items as aluminum foil, sheets, flags, advertising, etc are not permitted.
2. **Exterior of Building:** No alteration of any kind to the exterior of the building or carports is allowed. The use of nails, hooks or any device that may cause permanent damage to the building exterior is not permitted. No exterior modifications, additions, changes, etc without written approval from the Board of Directors (forms for submitting exterior modifications, additions, changes, etc are available by contacting the management office).
3. **Signs:** No signs, posters, displays or advertising devices of any character shall be erected, attached to, or displayed from the building without written approval from the Board of Directors. This restriction does not apply to any sign or notice of customary and reasonable size, which states that the premises are for rent or sale.
4. **Decks:** The use of the decks is for relaxation and building enhancement. No storage is allowed on the decks. An exception to this is that neatly placed lawn furniture, flowers, plants, and items of a decorative nature may be kept there. Permanent storage is storage for a time period exceeding five (5) or more days. If in doubt, obtain written Board approval before storing. Place a protective barrier under items such as flowerpots that may cause stain or other damage to the decking material.
5. **Parking:** Each unit has two designated parking areas – in the assigned carport space and one adjacent to the carport space. Do not park in your neighbor's space without permission. All visitors must adhere to this policy. Parking for temporary loading, unloading or cleaning only is allowed on the driveway or immediately in front of the units.

A vehicle, which is unlicensed for operation on Alaska highways or is in an inoperative condition, may not be parked or stored on the grounds of Viking I Condominium Association. Such vehicles shall be subject to impound at the owner's risk and expense.

6. **Driveway:** The driveway shall be used only for ingress and egress from the parking areas.
7. **Storage:** There shall be no exposed storage deposited, accumulated or preserved anywhere on the property. Each unit has adequate crawl space storage for items such as tires, boxes, furniture, tools, recreational equipment, etc. However, items inappropriate for the crawl space, such as firewood and commonly used outdoor items, may be stored outside (weather dependent) if they do not create a nuisance. The Board of Directors shall have the right to determine if an item stored is a nuisance.
8. **Garbage:** All garbage shall be deposited in covered containers in the carports. Garbage in covered containers or closed and secured bags shall be placed in the garbage pickup area located adjacent to the mailboxes at the end of the driveway after 5:00 pm on Thursday (evening before trash pick-up). All cans are to be properly stored by 6:00 pm Friday (day of trash pick-up).

Any required outside storage of garbage shall be contained and secured in a reasonable neat, secured can or similar container that is properly maintained so as not to become a nuisance. Garbage shall not be stored outside for longer than seven days at a time. The Board of Directors shall have the right to determine if garbage is being stored improperly.

9. **Pets:** Pets must be on a leash while in or on common areas. Owners must clean up after their pet immediately. Any owner shall be absolutely liable to each and all remaining owners, their families, guests and invitees, for any damage to person or property caused by any pets brought or kept upon the property.

Should any dog or cat belonging to a unit owner or occupant be found unattended and/or not being held on a leash by a person capable of controlling the animal, such animal may be removed by the Board of Directors or a person designated by them to a pound under the jurisdiction of the local Municipality in which the property is situated.

The Association's Declaration has additional restrictions. The Board of Directors shall have the right to determine if a pet becomes a nuisance.

Pets shall be deemed to limit the number of dogs, cats and birds to two (2) each.

10. **Noise and Activities:** **Loud noise, music** and activities that may be a nuisance are not permitted. Sensitive hours are 10:00 pm until 7:00 am. Please be considerate of your neighbor's privacy and right to quiet enjoyment. The Board of Directors shall have the right to determine if any noise or activity constitutes a nuisance.
11. **Leasing:** The owner of a unit shall have their tenant(s) sign a copy of these house rules as evidence of receipt and acknowledgement. A copy of the signed house rules shall be submitted to the Association's management office within thirty (30) days from the date of occupancy.
12. **Indemnification:** Each unit owner and/or tenant shall be liable to the Association for any damage to the common area, which may be sustained by reason of the negligence of owner and/or tenants or his guests or invitees.

If a violation of the house rules is noted, a letter will be sent to the violating homeowner providing fourteen (14) days to correct the violation, unless stated otherwise. If the violation is not corrected after the fourteen (14) days, a fine of \$25 per day per incident will be levied against the homeowner until the violation is corrected. If the violation goes uncorrected, the Board has the right to proceed with further action, which may or may not include legal action.

VIKING I CONDOMINIUM ASSOCIATION
Administrative Resolution #4

SAFETY RULES
Barbeque and Smoker Prohibition

WHEREAS, the Bylaws of Viking I Condominium Association, Article IV, Section 2, grants to the Board of Directors "the powers and duties necessary for the administration of the affairs of the Association and the Project", including the powers to "formulate policies for the administration, management and operation of the Project and the common areas and facilities thereof, and

WHEREAS, the Association received a recommendation from its insurance carrier requiring the prohibition of charcoal and gas grills on balconies and porches of the property, and

WHEREAS, it is the intention of the Board to meet reasonable demands of its insurance provider in order to control the costs of insurance for the owners of the property, and

WHEREAS, the issue involved is a significant issue designed to provide for safety of residents and to prevent property loss, and is urgent in nature:

NOW, THEREFORE, BE IT RESOLVED THAT the following rules shall be adopted for barbeques and smokers:

1. No barbeques, hibachis, smokers or similar food preparation appliances heated by gas or charcoal shall be stored or used on any deck or balcony at Viking I Condominium Association.
2. Each owner shall be strictly liable to the Association for the enforcement of this rule for his/her unit.
3. If this rule is violated and results in loss to the association either through physical damage to the property or through increase in insurance premiums, the unit at which the violation occurred will be assessed any costs attributed to the Association for as long as that cost shall occur.
4. Because of the nature of this rule, and the immediate consequences from the insurance company for non-compliance, the Board declares the situation to be an emergency, and puts this rule into effect immediately upon publication to the owners.

Adopted by Board Action: Sept 7, 2000
Effective Date: Sept 7, 2000
Sent to Owners of Record: Sept 12, 2000