

OCEANVIEW SOUTH HOMEOWNER ASSOCIATION HOUSE RULES

The following Rules and Guidelines have been developed to ensure that living at Oceanview South is comfortable for everyone, owners and renters alike. All present and future owners, tenants and occupants of any condominium unit of the Oceanview South Homeowners' Association are subject to these rules. Any person who purchases, leases, rents or occupies any of the condominium units thereby agrees to follow these rules.

BOARD OF DIRECTORS

Fran Wilson-----President
Bruce Robertson -----Vice President
Mary Cox-----Secretary/Treasurer

MANAGING AGENT

PMSI
601 W 41st Avenue, #201
Anchorage, AK 99503
(907) 562-2929 / pmsi@gci.net

HOMEOWNERS OBLIGATIONS

1. RESIDENCE AND USE OF UNITS: Residences shall be used exclusively for single-family residential purposes. Professional or administrative occupations may be carried on within the residence so long as there exists no external evidence thereof.

2. ARCHITECTURAL CONTROL

A. In an effort to maintain property value, the exterior appearance of Oceanview South is regulated by the Executive Board. Requests should be submitted to a member of the board prior to any commencing.

B. The Association is responsible for exterior painting and for exterior lighting fixtures, in accordance with the Covenants and Bylaw as amended from time to time by the Membership.

C. Major landscaping in the common areas is the responsibility of the Association.

D. Each resident may cultivate small plants in the area beside the deck and a space no more than two (2) feet wide along exterior walls. Should residents wish to plant these areas, it becomes their responsibility to maintain.

E. The general policy of the Board is that all variances, which have not been specifically approved by the Board, are in violation of the Declarations.

3. NUISANCES: No activity shall be carried out which may be a nuisance or cause unreasonable disturbance to other Oceanview South Residents. Quiet hours of 10pm to 7am will be observed. No noxious or offensive activities (including, but not limited to, the repair of automobiles) shall be carried on upon the project. No horns, whistles, bells or other sound devises, except security devises used exclusively to protect a residence and its contents and vehicles, shall be placed or used in any such residence. No loud noises shall be permitted on the property, and the board of directors of the Association shall have the right to determine if any noise or activity-producing noise constitutes a nuisance. No unit owner shall permit or cause anything to be done or kept upon the property which will increase the rate of insurance thereon or which will obstruct or interfere with the rights of other unit owners, nor will he commit or permit any nuisance on the premises, or commit or cause any illegal act to be committed thereon. Each unit owner shall comply with all the requirements of the local or State health authorities and with all other governmental authorities with the respect to the occupancy and use of a residence.

4. SIGNS & OUTSIDE INSTALLATIONS: No signs, posters, displays or other advertising devices of any character shall be erected or maintained on, or shown or displayed from, the residence without the prior written approval of the board of directors. However, signs of reasonable size advertising for rent or for sale may be placed on the pertinent unit without prior permission. The board of directors may summarily cause all unauthorized signs to be removed and destroyed.

No outside television or radio pole, antenna or clothesline shall be constructed, erected or maintained on any residence; no wiring or installation of air conditioning or other machine shall be installed on the exterior of the building or be allowed to protrude through the walls or roof; no basketball standards or fixed sports apparatus shall be attached to any residence without the prior written approval of the board of directors.

5. PETS: No animals, livestock or poultry shall be kept in any residence or on the property but customary household pets may be kept within the property, provided that they are not kept, bred or raised therein for commercial purposes. Domestic dogs and cats are permitted so long as no more than total of two in any combination. Exceptions may be made only by a majority of the board. If an owner chooses to exercise their pet on the property the owner must insure that the pet urinates or defecates in the area designated for the purpose and that poop is picked up promptly. In the case of accidents, poop must be cleaned immediately. If your pet's "poop" is causing a problem, the Board of Directors may declare your pet a nuisance. Dogs must be kept either on a leash or under direct control when not inside a unit. Pets may not be kept tethered anywhere on the property. The unit owner shall be absolutely liable to each and all remaining owners, their guests, families and invitees, for any damage to person or property caused by any pets brought or kept upon the property by an owner, his family, guests, licensees or invitees. If a violation occurs a written warning will be issued. Subsequent violations will be assessed as follows: fine of \$ 50.00 will be assessed for the first offense, \$75.00 will be assessed upon the second violation, and \$ 100.00 will be assessed upon third and subsequent violations. (Amended 12/09/09)

The Association shall have the right to prohibit maintenance of any pet, which constitutes, in the opinion of the Board of Directors, a nuisance to any other unit owner. Within three (3) days of receipt of written notice from the Board of Directors or Management Agent, all such pets shall be promptly removed from the property.

6. TRASH REMOVAL: Trash and other garbage shall be disposed of only by wrapping it in a secure package and depositing it into one of the two dumpsters provided. Anchorage Refuse will not pick up any trash left on the ground.

7. LEASE OF UNITS: Any unit owner may lease his or her unit to a third party, but such a lease arrangement must be in writing and shall provide that the failure to comply in all respects with the provisions of these House Rules, the Association Declaration and the Association's Bylaws shall be a default under the terms of the lease. No unit owner may lease his or her unit for transient or hotel purposes..

8. RESPONSIBILITY FOR GUESTS: Unit owners and occupants shall be responsible for their guests' compliance with these rules.

9. PARKING:

A. Each unit is assigned one covered carport parking space and one additional vehicle may park in the open paved parking area (2 vehicles per unit maximum). Any additional vehicles must find other parking arrangements. Parking is permitted in the designated parking space for each unit. At no time shall vehicles be "backed in" to any parking space (especially carport spaces) which would allow exhaust fumes to enter units (Amended 07/21/14)

B. Parking is prohibited in the fire lane (alongside the fences), on the grass, in front of the dumpster, or in such a way as to block access by others. Cars parked in prohibited areas may

be towed at the owner's expense. Owner's who's vehicles prohibit the removal of trash will be assessed the cost of a special pick-up and may be immediately impounded at the owner's expense.

C. No commercial vehicle, trailer, boat, camper, all-terrain vehicle, snow machine or other recreational vehicle shall be kept on the premises without the Board's written permission.

D. No vehicle shall be stored on the premises.

10. **STORAGE:** Only seasonal items may be kept on the decks, which must be kept neat and orderly, e.g. garden supplies, coolers, totes with lids, bicycles, skis, and firewood. Nothing else may be stored in the common areas without prior written Board approval. Specifically denied items are tires, appliances, car parts, construction materials, and barbeques (except electric). Barbeques may be placed 10 feet away from decks and MAY NOT BE USED on decks or under carports.

11. **DELINQUENCY POLICY:** Your homeowners' dues are due on the first of each month and delinquent at the end of each month. Dues not received by the first of the following month will be assessed a late charge of \$ 25.00 per month. A demand letter will be sent giving the homeowner 30 days to bring the account current. If the account is not brought current then the account will be turned over for collections which may include foreclosure on the unit.

12. **VIOLATIONS:** If a violation of these House Rules is noted, a letter will be sent to the violating homeowner giving them twenty-four (24) hours to correct the violation. If the violation is not corrected within twenty-four (24) hours then a fine of \$ 25.00 per day will be assessed against the violating homeowner. This section pertains to all sections except Pet Restrictions, please review that section for the appropriate fine schedule.

14. **INTERPRETATION:** All disputes and interpretations of these rules shall be by a majority vote of the Board of Directors unless these rules are suspended, modified or repealed by Association.

MANAGING AGENT RESPONSIBILITIES

1. Receive and deposit monthly Association dues, Pursue collection of delinquent accounts by means specified in your association Declarations and Bylaws and mortgage covenants. This includes filing liens, Small Claims, collection procedure and foreclosure actions.

2. Provide information to the Board of Directors so they can make the best decisions for the Association, including information for budget adjustments.

3. Implement decisions made by the Board of Directors, maintain financial records and prepare correspondence when necessary or requested by the Board. Prepare for execution and filing all forms, reports and notices required by law and file the same with the required governmental agencies. Provide homeowner information regarding the Association.

4. Place appropriate hazard insurance coverage to protect buildings, common areas and owner's liability relative to these elements and areas. Contents or renters insurance is the responsibility of the owner.

5. Provide contracts for the maintenance of the common elements for the Board of Director's approval.

NOTE: The above is a brief outline of the Managing Agent's duties.

BOARD OF DIRECTORS RESPONSIBILITY

1. To administer the affairs of the Association and the Project.

2. To formulate policies for the administration, management and operation of the project and the common areas and facilities.
3. To adopt administrative rules and regulations governing the administration, management, operation and use of the project and the common areas and facilities, and to amend such rules and regulations from time to time.
4. To provide for the maintenance, repair and replacement of the common areas and facilities.
5. To estimate the amount of the annual budget and to provide the manner of assessing and collecting from the owners their respective share of the estimated expenses.

NOTE: The above is a brief outline of the Board of Director's duties and responsibilities. More information may be obtained from your Declaration and Bylaws.

INFORMATION

Information may be obtained from the Managing Agent (PMSI, 601 W 41st Avenue, Suite 201, Anchorage, Alaska 99503, (907) 562-2929). Suggestions or recommendations should be directed to the Board of Directors or PMSI. Emergency problems may be brought to a Board member for immediate action.