

Contempo I Condominium Association
211-261 McCarrey
Anchorage, AK 99508

These are a summary of the Declarations and Bylaws of the Association. When any group of people -- no matter what size -- share property, rules must be set down and followed. These are the House Rules covering occupancy in the Contempo I Condominiums. These rules and their enforcement are essential to the preservation of the property values of the Contempo I Condominiums and are intended to make you living in this building as nearly like an individual home as possible. All occupants must abide by the rules. Any additional information may be found in your Association's Bylaws and Declarations.

FINANCIAL OBLIGATIONS OF THE OWNERS.

A. Any damage caused by any owner or owner's tenant to the common areas must be paid for by that owner. Assessment for damages will be made by the Board of Directors of Contempo I. Owners are responsible for any damage caused by tenants and/or visitors.

B. Any assessments levied by the Board of Directors shall be paid as assessed. These assessments are due and payable upon presentation of invoice by the Board of Directors and are payable in addition to monthly maintenance fees.

C. A fee of \$10.00 will be assessed to your homeowners account for any amount over 60 days past due .

USE OF INTERIOR COMMON AREAS.

A. Hallways and Stairwells

1. Fire doors, exit signs, and related safety installations shall not be disturbed or altered in any way.

2. Hallways and stairwells must be kept clear at all times. The placing or hanging of any objects on walls, ceilings, or floors will not be permitted. Seasonal decorations may be placed on unit doors.

3. Any noise in the hallways should be kept at a minimum. Running or playing in hallways and stairwells shall not be permitted.

4. All pets must be accompanied and be kept on leashes While outside of units as per the municipal pet regulations.

5. Cigarette or cigar smoking in hallways and stairwells is not allowed.

6. Hallways and stairwells shall not be used for temporary storage of furniture, equipment, or refuse.

7. All exterior doors leading into hallways or stairwells shall be closed at all times to insure the maintenance of building safety.

B. Entrance.

1. All occupants should endeavor to pick up mail, circulars, or packages in a timely manner so as to prevent unsightly accumulation of such materials.

2. The posting of notices, signs, posters or other such material on the walls, or in windows shall not be permitted. Bicycles must be stored in unit.

C. Storage Areas

1. Each owner or tenant is allotted one storage space as per the plat. Use the designated space for your unit only, and keep it locked at all times.

2. Storage of items in common areas such as toys, bicycles, etc, is not permitted. If you have a particular problem in relation to storage, please discuss this with the Manager for a possible solution. Bicycles must be stored inside your unit.

3. No flammable materials shall be kept in storage space or on balconies such as paint, paint thinner, etc.

4. No trash or refuse of any kind is permitted to be placed in storage space areas or on the balconies.

5. Bicycles are not to be stored on balconies.

6. The only items permitted on balconies are patio type furniture.

7. Due to safety reasons, homeowners/tenants are not allowed to barbecue on balconies. This includes meat smokers.

D. Refuse Disposal.

1. Foodstuffs or other such garbage is to be placed in the dumpsters. All refuse should be disposed of in these dumpsters not beside or around the dumpsters. All refuse should be sacked or wrapped if possible.

2. All cat litter or animal droppings placed in dumpster must, by law, be sacked or wrapped for sanitary reasons.

3. Construction trash, furniture and Christmas trees are not to be placed in dumpsters.

4. Do not place refuse outside the building in any location other than within the dumpsters provided for this purpose. The lids of the dumpsters are to remain closed when not in use.

5. Trash is to be placed only inside the dumpsters. Trash is not to be placed on the ground beside the dumpsters, in the hallways, balconies or in the common areas. Any trash found and traced to your unit will result in a fine being levied against your unit without notification.

6. **IT IS NOT PERMITTED TO CURB YOUR DOGS ANYWHERE ON THE PREMISES OF CONTEMPO I CONDOMINIUMS.** There are many dogs in these buildings. Do not make the assumption that your animal is the only one using an out-of-the-way part of the lawn! If your pet has an accident, it is your responsibility to clean it up.

USE OF EXTERIOR COMMON AREAS

A. On Street Parking, Windows, Lawns and Flowers

1. It is not permitted to shake rugs or dust mops or to throw anything out of a window or off a balcony.

2. No garments, rugs or other objects shall be hung from windows or balconies.

3. The lawn and flowers are for everyone's enjoyment. Do not pick flowers, dig up shrubs, or damage lawn in any way.

4. Any damage done to landscaping by any owner, renter, child, guest or animal shall be handled in the same manner as provided for in damage to interior common areas.

5. Any material or equipment used for blackout purposes in windows shall not be visible from the outside of the building.

6. Alterations to outside of building cannot be made without prior approval of the Board of Directors.

7. It is not permitted to park vehicles of any nature on areas of the lawn or the landscaping.

8. All visitors are to use visitor or on-street parking and should be advised to park in such a manner so as not to block another vehicle, firelane, Entry Way, or walkways. A parking space is defined as: between two yellow lines. Vehicles not parked in a parking space will be towed. All traffic and firelanes must be unobstructed at all times. When visitor parking is full, your association Declarations and Bylaws state that vehicles must use on-street parking. **DO NOT PARK IN A NO PARKING ZONE OR YOU WILL BE TOWED.**

9. There is one assigned parking place per unit. Occupants must park in your designated parking area first.

10. No vehicle in a non-operating condition (flat tires, expired tags, etc...) shall be parked or left on Contempo I property. Violations will result in the towing or removal of the vehicle at the owners expense.

11. No motorized vehicles or bicycles are permitted on the lawn. Walkways are provided for use of foot traffic only.

13. Vehicles parked in visitor parking must be moved every 72 hours or they will be towed.

14. Any major engine or car repairs are not permitted on Contempo I property.

15. All vehicles not in compliance with these guidelines will be towed.

MISCELLANEOUS CONSIDERATIONS

A. Noises outside of the building should be kept at a minimum.

B. Noises inside of the building should be quieted as much as possible before 7:00 am and after 10:00 pm. Occupants must comply with the Municipal Noise Ordinance.

C. All units should be locked when no one is present.

D. Do not allow newspapers to pile up in front of your door.

E. Report all malfunctions, damage, suspicious movements, etc., to the Manager promptly. The property you save might be your own!

F. Do read the Bylaws of Contempo I Condominium Association -- and -- do attend the monthly homeowners meetings!

G. All homeowners are responsible for providing their tenants with a copy of these House Rules.

H. Any damaged caused to Contempo I common areas (kicking out the fence, damaging lawns and shrubbery) are the responsibility of the unit owner.

I. Speed limit at Contempo I is 5 MPH.

J. Absolutely no storage of any trailers, snowmobiles, boats, or other recreational vehicles on any part of the project will be permitted. An exception to this rule will be made if said item is stored for no more than 1 night or with the written permission of the Board of Directors.

Contempo I is a living community comprised of 6 buildings containing 111 units. Marston Properties (248-1717) has been selected by your Board of Directors to maintain the building and grounds.

The Board of Directors, consisting of owners, meet monthly at an area designated in the building and posted on the bulletin boards in the common hallways. All occupants, owners and renters are welcome to attend. Your concerns should be brought to the attention of the board in written form.

For the benefit of everyone at Contempo I, we ask that all owners, renters and guests adhere to the following rules and guidelines which are explained more thoroughly in the Association's Declarations and Bylaws. These rules and guidelines are designed to ensure that living in Contempo I Condominiums remains comfortable and safe for everyone.

1. No additions, alterations or decorations to the common areas will be permitted without approval of the Board. This includes any advertisements, bills, posters or other signs.
2. Trash dumpsters are provided for trash disposal. Trash is not to be placed outside of doors, patios or in any other part of the common areas.
3. Parking outside of a designated parking area is prohibited. Parking areas are designated as between two yellow lines. The outside areas are fire zones, and vehicles will be towed per city statute 9.30.030, Sec. 9 at owners expense.
4. Absolutely no storage of any trailer, snowmobile, boat or other recreation vehicle on any part of the project will be permitted. An exception to this rule will be made if said item is stored for no more that one night for the purpose of cleaning or unloading, or with written permission from the board.
5. No vehicle in non-operating condition (flat tires, expired tags, etc...) shall be parked or left on the property. Violation will result in the towing or removal of the vehicle at owners expense.
6. Speed limit at Contempo I is 5 mph.
7. The hanging of rugs, pillows, bedding etc. from the windows or patios at the project is prohibited.
8. Owners shall be responsible for all damage to the common areas caused by their renters, guests, children, or pets.
9. Domestic dogs, cats and birds may be kept as household pets in reasonable quantities. All animals must be leashed to a handler capable of controlling the animal at all times that the animal is on common areas of the Association. Each pet owner shall promptly remove and properly dispose of all animal waste deposited by their pet in the common area.

10. Major engine or automobile repairs made to any vehicle on the project is not permitted.

Thank you for reviewing these guidelines. Your courtesy in adhering to them is appreciated. Any questions, concerns, or suggestions should be directed to Marston Properties or the Board of Directors.

CONTEMPO I CONDOMINIUM
ADMINISTRATIVE RESOLUTION #2
RENTAL AND LEASING

WHEREAS, Article II, Section 13 of the Bylaws of the Association grants that "the Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things therefore as are not by law, by the Declaration or by these Bylaws directed to be exercised and done only by the apartment Owners;" and

WHEREAS, Article III, Paragraph 11 of the Declarations specifies certain restrictions on the rights of the owners to lease their units, and

WHEREAS, Alaska Statute 34.07.390 states that "An apartment owner, his tenant, or their employees, or any other person that may in any manner use the property or any part of it under this chapter are subject to the provisions of the chapter and to the Declaration and Bylaws of the apartment owners adopted under this chapter," and

WHEREAS, the Board of Directors requires accurate, complete, current information concerning the occupancy status of the individual apartments in order to make reasonable decisions concerning the health, safety and welfare of the individuals who use the Association property, and concerning the maintenance and upkeep of the property itself, and

WHEREAS, the right of a unit owner to lease his/her apartment is not restricted by the Declaration or Bylaws of the Association, and unit occupants who are not owners may not be aware of the use restrictions on the property of the Association, and

WHEREAS, it is the intent of the Board of Directors to establish procedures for orderly rule making, enforcement and decision making for the Association,

Now THEREFORE BE IT RESOLVED that the procedures for administering the "tenancy regulations" for the Association shall be as follows:

1. Each unit owner who rents, leases or otherwise provides access to a tenant other than for him/herself, shall notify the Board of Directors of that fact in writing.

CONTEMPO I CONDOMINIUM

Renter-occupied Unit

Unit # _____ Unit Address _____

Tenant name _____

Address _____

Phones: Residence: _____ His Work: _____

Her Work: _____

Other Occupants

Age

Name _____

Vehicles:

Make _____ Mdl. _____ Yr. _____ Clr. _____ License# _____ St. _____

Make _____ Mdl. _____ Yr. _____ Clr. _____ License# _____ St. _____

Please give name and description of all pets within the household (size, breed, color, etc.)

NOTE: Please submit with this form a copy of your lease agreement with your current tenant, with the specification that the tenant during his tenancy, is bound by all the provisions of the Declarations, Bylaws, rules and regulations of the Condominium Association.

Owner Name _____

Owner Mailing Address _____

Owner phone - Work () _____ Home () _____

Date Filled Out _____/_____/_____