

EASTRIDGE II TOWNHOMES OWNERS ASSOCIATION, INC.
HOUSE RULES

Note to homeowners: All fines issued under the House Rules are assessed against the unit owner. If you rent your unit, make sure your renters have a copy of the House Rules. House Rules are to be observed by owners and renters alike. Visitor parking in Eastridge II is limited; therefore, homeowners and renters should (as may be appropriate to the occasion) inform their visitors and guests of house rules for the use of visitor parking.

ARTICLE I
DUES

Association dues are due and payable the 1st of every month. A \$25.00 late fee is incurred if the dues are not received on or before the 25th day of the month. A \$25.00 late fee is assessed for each consecutive month of delinquency. If the dues account remains delinquent on the 10th day of the second month, i.e., the month following the initial month of delinquency, a Demand Letter is sent to the homeowner. If the dues account is delinquent through the 25th day of the second month, a lien is filed against the property. If the dues account is delinquent through the 10th day of the third month, a Small Claims Court action may be filed against the homeowner.

Note: In accordance with the Declaration and Bylaws of the Association, the dollar amount of the monthly dues is set by the Board of Directors based on the Association's annual budget. The annual budget and dues amount are presented to the general membership at the Association's annual meeting.

ARTICLE II
PORCH AND FLOOR COVERING

Green Astro Turf or similar material is prohibited as a porch covering. The porch floor and steps must be a color visually compatible with the exterior color of the building.

ARTICLE III
HANGING BASKETS, FLOWERS AND POTS

Homeowners or tenants are authorized to install hanging flower and plant baskets around the porch area and in front of the garage. No hanging baskets are permitted to hide or obscure the street address. Planter boxes are permitted on porches. Baskets, pots, hangers, planter boxes and associated hardware must be color compatible with unit trim. Hanging baskets and pots are to be removed by October 15.

ARTICLE IV
COMMON AREA PLANTING

No plants producing vegetables are permitted. Plantings must not interfere with snow removal. End units may plant decorative shrubs and plants adjacent to the end-wall of the unit.

ARTICLE V
SIGNS, POSTERS, DISPLAYS, ADVERTIZING DEVICES

No sign, poster, display, or other advertising device may be erected, mounted or displayed on any lot or common area other than one For Sale sign or one For Rent sign, mounted on the garage exterior of the unit involved. A For Sale sign must be removed within two weeks (14 days) of the closing date of the sale transaction. A For Rent signs must be removed within two weeks (14 days) of the signing date of the lease transaction. The Board of Directors may authorize immediate removal of a sign, poster, display, or other advertising device posted in violation of this article.

ARTICLE VI
OUTSIDE INSTALLATIONS

No machine, equipment, or appurtenance may be attached to the exterior of any residence without prior written approval by the Board of Directors. No basketball standard or other sports related equipment may be installed on any lot without prior written approval by the Board of Directors. No fence or similar structure or facility may be installed on any lot without prior written approval by the Board of Directors.

The only exterior additions approved by the Association are rain gutters and screen doors. Rain gutters and screen doors may be installed without Board approval. Rain gutters must be color compatible with the unit trim color. Screen doors must be color compatible with doors.

ARTICLE VII
PET REGULATIONS

The Board of Directors may prohibit maintenance of any animal which, at the discretion of the Board, constitutes a nuisance to any owner or renter. Dogs and cats must, at all times, be kept within an indoor or outdoor enclosure, or be on a leash being held by a person capable of controlling the animal. Owners are fully liable for any damage to persons or property caused by an animal brought to or kept on the owner's property. Pet waste must be picked up promptly and disposed of properly. At the discretion of the Board of Directors, a fine of \$25.00 for a first violation and \$50 for each subsequent violation may be levied against the owner of the unit.

ARTICLE VIII
TRASH CANS AND RECYCLING CANS

Authorized trash cans and recycling cans may be put out for pickup no earlier than 6 p.m. the day before scheduled pickup. Cans are to be removed from the street by 8 p.m. of pickup day. Cans are to be stored in the garage or on the back deck, out of view from the street. Trash can lids must close if garbage is not bagged. At the discretion of the Board of Directors, a fine of \$25.00 for a first violation and \$50 for each subsequent violation may be levied against the owner of the unit.

ARTICLE IX
MODIFICATIONS OR ADDITIONS TO COMMON AREAS

No structure, building addition, fence, or other such item, intended to be of a permanent nature, may be placed upon a common area without the written consent of the Board of Directors. Any such consent granted may be revoked by the Board of Directors. No Eastridge II trees, shrubs, or plantings in common areas may be removed except as such action may be authorized by the Board of Directors. Temporary storage of building material or discarded building material, visible from the street, is not allowed except as may be authorized by the Board of Directors; violations are subject to a \$50.00 fine.

ARTICLE X
MAILBOXES, ADDRESSES AND IDENTIFICATION SIGNS

The type and location of mailboxes, addresses and identification signs shall be determined by the Board of Directors and maintained by the Association.

ARTICLE XI
WINDOWS AND FACADES

No garments, rugs or other objects shall be hung from windows or facades, nor dusted nor shaken nor beaten from or about or upon windows or facades. Window coverings, where visible from the exterior, must be (only) customary curtains, shades, or draperies.

ARTICLE XII PARKING RESTRICTIONS

Visitor parking areas:

Visitor parking areas are intended for the use of visitors to Eastridge II. Use of visitor parking is time limited. Use of visitor parking beyond 24 hours requires prior authorization which must be obtained from the management company (call Property Management Services, Inc. (PMSI) at 907-562-2929).

Under this Article, any fines (see below) approved by the Board of Directors will be levied against the responsible homeowner. A vehicle parked in violation of this Article may be towed without notice if the Board of Directors is unable to identify and/or contact the responsible homeowner.

A Notice of Violation stipulating that the vehicle must be moved within 24 hours may be delivered by text or email or by written letter to the responsible homeowner. An illegally parked vehicle may be physically tagged with a Notice of Violation; however, tagging is not required.

Homeowners who receive a Notice of Violation for a vehicle illegally parked in a visitor parking area are subject to the following fines:

- Upon a First Violation: \$50 fine
- Upon a Second Violation: \$100 fine
- Upon a Third Violation: \$200 fine
- Additional Violations: \$500 fine for each event

Parking in other areas:

The fine schedule noted above may be applied in other areas, at the discretion of the Board of Directors.

No inoperable motorized vehicle may be kept or stored anywhere within the Eastridge II subdivision. No recreational vehicle or vehicle trailer may be kept or stored on a homeowner's property, in the street or in visitor parking; time loading or unloading recreational vehicles is limited to a period of 24 hours. No vehicle is to be parked on the grass.

Vehicles should be moved promptly after a snowfall so snow removal can take place.

ARTICLE XIII
RECREATIONAL VEHICLE (RV) LOT

USE OF THE RV LOT IS SUBJECT TO THE FOLLOWING HOUSE RULES:

- A. There are a limited number of spaces in the RV lot. Use of the RV lot is restricted to Eastridge II homeowners and their legal tenants; use is limited to one space per townhome; use is by application only. To file an application, contact Property Management Services, Inc. (PMSI) at 907-562-2929); if a space is not available, the application will be put on a waiting list. For successful applicants, the rental fee is \$150.00 per year, payable in advance. Applications must include: vehicle owner's name and address (vehicle owner must live in Eastridge II); contact information; vehicle description; vehicle license and registration number, which must be current.
- B. Only one motorhome, boat (and trailer), travel trailer, or pickup camper (with or without the pickup) is allowed per space; vehicle length is limited to a maximum of 25 feet. Other types of recreational vehicles, and non-recreational vehicles, may be allowed on a case by case basis.
- C. The one-vehicle per space restriction does not apply to smaller RV's such as snowmachines, canoes, golf carts, 4-wheelers, all-terrain vehicles, and the trailers to transport them.
- D. Vehicles expressly excluded from use of the RV lot are: cars, pickup trucks without campers, and commercial vehicles.
- E. All vehicles in the RV lot must be in operable condition; vehicle owners must maintain current license and registration information with the management company.
- F. Authorized users of the RV lot will be given the combination to the lock on the entrance gate; the combination is not to be shared with others.
- G. Lot users must keep the vehicle area free of trash and other incidental items; no out-of-vehicle or off-trailer storage is allowed.

ARTICLE XIV
STORAGE

Storage of any item belonging to a homeowner or tenant must be on the unit's private property, either inside the back fence or otherwise out of public view. Absolutely nothing is to be stored on the front porch or in front of the unit.

ARTICLE XV
CHILDREN

Parents are responsible for supervising their children and ensuring that children are aware of the rules. Parents are responsible for any damage caused by children to private homes or common areas. At no time are children to ride bikes on the lawns or climb trees.

ARTICLE XVI
TENNIS COURT

The owner or tenant of each unit in Eastridge II may ask the property management office for the combination to the lock on the court. Owners and tenants and their family members and guests may enjoy use of the facility, but the combination should not be shared with non-residents.

ARTICLE XVII
COMMERCIAL ENTERPRISE

No business or commercial activity shall be maintained or conducted in any residence, except professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash, or storage, provided that there exists no external evidence thereof. Bed and Breakfast, child care facility (of any size), or assisted living facility are expressly prohibited.

ARTICLE XVIII
OUTSIDE LIGHTS

Unit exterior light globes must be clear or white. Colored light bulbs (red, blue, green, yellow, etc.) are not allowed in unit exterior light globes. Two kinds of motion detector lights are approved for outside use, call the management company (907-562-2929) for details.

Christmas lights and holiday decorations must be removed at the end of the holiday season (January 31). White lights used to brighten our community during the winter must be removed by March 20 (first day of spring).

Violations are subject to a \$25 fine.

ARTICLE XIX
EASTRIDGE II HOUSE RULES
REMINDER LIST

Note to residents, homeowners, tenants, family members and guests: Please observe the following rules for the beneficial and quiet enjoyment of life in Eastridge II.

1. Noise – volume is to be kept at a level so as not to disturb your neighbors at any time.
2. No organized games, e. g., volleyball, softball, badminton, tag-football, water-slides, etc.
3. For problems regarding snow in driveways, walkways, visitor parking, or the RV lot, call Property Management Services, PMSI, at 907-562-2929.
4. If you witness illegal/suspicious activity, please report it to the Anchorage Police Department (APD) and also to the management company (PMSI):
APD non-emergency dispatch: 3-1-1
APD emergency: 9-1-1
APD main: 907-786-8900
PMSI: 907-562-2929

ARTICLE XX
INTERPRETATION OF HOUSE RULES AND DISPUTE RESOLUTION

Interpretation of house rules and resolution of disputes concerning house rules shall be by majority vote of all of the Board of Directors. House rules may be suspended, modified or repealed by the Association at the Annual Meeting.