

**PIONEER ESTATES CONDOMINIUM ASSOCIATION
HOUSE RULES**

(House Rule #6, Amended Parking Rules, Effective January 1, 2014)

(House Rule #2, Amended Noise Rules, Effective AUGUST 1, 2010)

(House Rule #15, Amended Fine Schedule, Effected October 1, 2009)

(House Rule #6, Amended Parking Rules, Effective June 15, 2009)

1. No residents shall post any advertisements, bills, posters, or other signs on or about the exterior of the project without the prior approval of the Board of Directors. Exceptions shall be limited to Safe Home, For Sale, and For Rent signs of a size approved by the Board of Directors. The maximum size for any sign shall be 2 feet by 3 feet. Only one such sign per unit.

2. Residents shall refrain from any activity that results in excessive or prolonged noise. Residents are responsible for noise resulting from the activities of their guests or children. Activities that can result in excessive noise include, but are not necessarily limited to, playing musical instruments, idling a vehicle for an extended period of time (or running a vehicle with a defective muffler for any period of time), use of radios, televisions, amplifiers at levels that can be easily heard in adjacent units, use of power tools or other mechanical equipment outside the hours from 9:00 a.m. to 9:00 p.m., children screaming and yelling while at play, or any other activity that disturbs the peace and quiet of residents. Residents are requested to be especially considerate between the hours of 10:00 p.m. and 7:00 a.m.

3. Children are to be kept under control. Parents are responsible for any damages caused by negligence or willful misconduct if the child. Parents are responsible for keeping the walkways, parking areas, and other common areas clear of toys, bicycles, etc.

4. Written approval from the Board of Directors must be obtained before any outside installation(s) can be erected, such as antennas, air conditioning units, wiring for electrical or telephone installations or other equipment applied to the exterior or protruding from the unit or building. An exception has been granted for installation of cable TV and conversions to natural gas. Owners will be charged accordingly for any painting costs related to such installations.

5. Trash, garbage, or other waste shall be disposed of only by depositing same into a designated trash container. If the dumpster closest to your unit is full, please find another.

6. Amended Parking Rules, Effective June 15, 2009

Parking:

Parking – Permits:

Each unit is issued two parking permits. All vehicles parked on association property must have a permit displayed, regardless of whether the vehicles are parked in carport or uncovered parking. This includes vehicles owned by visiting guests. This includes motorcycles. Commercial vehicles are exempt if present to provide service to the association or to a resident.

Permits must be procured in person from the offices of the association's managing agent. Permits may be procured by an owner, or by anyone authorized by the owner. Authorization for a non-owner to procure permits must be by letter to the association's managing agent signed by the owner. The managing agent may request ID before issuing permits.

Specialized permits may be available for motorcycles -- it is the responsibility of the person procuring permits to advise the managing agent if one or both of the permits are for a motorcycle.

If a permit is lost, a new set of two permits may be procured at a cost of \$25.00. Both permits in the set from which one was lost will be marked void in association records.

Parking – Carports:

Each unit has one assigned carport parking space. This space is for vehicle parking only. A vehicle and motorcycle may be parked together in the assigned carport spot, but only if both will fit without interfering with adjacent parking, walkways or the main drives. No other use of carport parking space is permitted.

Parking – Uncovered:

Uncovered parking is available on a first-come-first-served basis. Possession of a permit does not guarantee use of space in uncovered parking. Possession of a permit does not grant the right to permanent or semi-permanent use of a particular uncovered parking space -- uncovered parking is a community resource **and although parking permits are required, no vehicle may be stored for more than 72 hours without Board approval. The Managing Agent will post a notice on the vehicle advising that the vehicle will be towed if not moved within 24 hours.** If the managing agent is required to post the same vehicle more than once in any six month period, each subsequent posting will result in levy of a fine against the permit holder of not less than \$50.00 per posting.

Parking – General:

Parking is allowed only in designated parking areas. Parking on lawns is prohibited. Parking which blocks exits, dumpsters or walkways is prohibited. Parking which occupies more than one space is prohibited.

Storage of inoperable vehicles on association property is prohibited. Vehicles lacking current license and tags will be presumed inoperable. Inoperable vehicles stored on association property are subject to towing at owner expense.

Storage of recreational vehicles on association property is prohibited. Recreational vehicles include motor homes, boats, snow machines, ATV's and other similar vehicles. A street legal motorcycle with current license and tags will not be considered a recreational vehicle, provided it is parked on its own, and not on a trailer.

Vehicle maintenance on association property is generally prohibited. Oil changes are specifically prohibited – violation of this specific prohibition will result in a fine of not less than \$100.00, plus the cost of any cleanup or disposal fee incurred by the association. Minor maintenance (e.g., adding fluids, changing a head light, changing a spare tire) is allowed, provided however, that spills, parts and trash must be cleaned up and properly disposed of as required by law.