

**BAVARIAN VILLAGE CONDOMINIUMS
HOUSE RULES**

The following Rules and Guidelines have been developed to ensure that living in Bavarian Village Condominiums is comfortable for everyone, owners and renters alike. All present and future owners, tenants and occupants of any condominium unit of the Bavarian Village Condominium 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.

HOMEOWNERS OBLIGATIONS

1. **RESIDENCE AND USE OF UNITS:** Each unit shall be used by the unit owner for residential purposes only. However, professional and administrative occupations in accordance with ordinances of the Municipality of Anchorage may be carried on within the residence so long as there is no external evidence of it.

2. **NUISANCES:** No noxious or offensive activities shall be carried on upon the property. This includes during auto repairs which take more than 14 days, or producing loud noises on the property, such as playing loud music. The Board of Directors of the Association shall have the right to determine if any noise or activity producing noise constitutes a nuisance. No owner or occupant shall commit or cause any illegal act to be committed on the property, or obstruct or interfere with the rights of others.

Loud parties that constitute a nuisance in the opinion of the board of directors would require a warning letter be issued on the first offense. Upon the second offence a fine of \$ 50.00 will be issued against the violating homeowner. Upon a third and subsequent offense a fine of \$ 100.00 would be issued against the violating homeowner. (amendment adopted January 1, 1992)

3. **SIGNS & OUTSIDE INSTALLATIONS:** No signs, posters or displays of advertising or any other installation such as screen doors, etc., may be placed upon the property 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.

4. **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 kept, bred or raised therein for commercial purposes. If your pet's "poop" is causing a problem, your pet may be declared a nuisance by the Board of Directors. Dogs must be kept either on a leash or under direct control when not inside a unit. 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.
5. **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. Trash pickup day is **WEDNESDAY.**
6. **LEASE OF UNITS:** A. Unit owners may rent their units to a third party only for a period equal to or greater than one (1) month, only upon execution of a written rental agreement entered into by and between a unit owner and a third party and only upon receiving prior written approval of the rental agreement from the Board of Directors. If execution of a rental agreement would cause the Association to fail to satisfy the property guideline set forth in the Alaska Housing Finance Corporation (A.H.F.C.) Seller/Service Guide, Part II, Section 2002.04(b), November 1984 revision, or otherwise jeopardize the Association's AHFC project approval, the Board of Directors may not approve the rental agreement. B. A unit owner who rents or leases his unit to a third party is responsible for his renter's or lessee's conduct in violation of these rules.
7. **RESPONSIBILITY FOR GUESTS:** Unit owners and occupants shall be responsible for their guests' compliance with these rules.
8. **PARKING:** A. Parking is permitted in the designated parking space for each unit. Parking is prohibited on the uncovered portions of the paved areas, in the firelane, on the grass, **except for the first five (5) feet in front of the designated parking space,** in the driveways, in front of the dumpsters, or in such a way as to block access by others. Cars parked in prohibited areas may be towed at the owner's expense. Two vehicles may be parked in the designated parking space as long as they do not block a neighbor's access. B. 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. C. no vehicle shall be stored on the premises. A vehicle shall be considered a stored vehicle unless it is driven on a public street at least once within a 60 day period while properly licensed and

insured. Upon request by the Board of Directors a homeowner or resident must show proof of compliance with this section. Failure to show proof of compliance may result in the Board determining the vehicle to be a stored vehicle.

9. **STORAGE:** Storage sheds are provided for each unit. Only seasonal items may be kept on the decks, e.g. bicycles and barbecues in the summer and skis in the winter. Neatly stacked firewood may at all times be stored on the decks. Nothing else may be stored in the common areas without prior written Board approval.
10. **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 \$ 15.00.
11. **VIOLATIONS:** If a violation of these House Rules is noted, a letter will be sent to the violating homeowner giving them seven (7) days to correct the violation. If the violation is not corrected within seven (7) days then a fine will be assessed according to the following schedule will be assessed against the violating homeowner.

CLASS A VIOLATION: A class A violation is any violation of these House Rules that causes damage to any of the common area or property of the Association. The fine for a Class A violation is \$ 20.00 per violation per day.

CLASS B VIOLATION: A class B violation is any non destructive violation of these House Rules. The fine for a Class B violation is \$ 5.00 per violation per day.

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 owners 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.

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.

Storage Locker Assignment

A-1	2604	GLACIER	LOCKER # 1	C-1	2627	PALMER	LOCKER # 18
A-2	2600	GLACIER	LOCKER # 3	C-2	2623	PALMER	LOCKER # 20
A-3	2606	GLACIER	LOCKER # 4	C-3	2625	PALMER	LOCKER # 19
A-4	2602	GLACIER	LOCKER # 2	C-4	2621	PALMER	LOCKER # 17
A-5	2614	GLACIER	LOCKER # 5	C-5	2635	PALMER	LOCKER # 23
A-6	2610	GLACIER	LOCKER # 6	C-6	2631	PALMER	LOCKER # 22
A-7	2612	GLACIER	LOCKER # 7	C-7	2633	PALMER	LOCKER # 24
A-8	2608	GLACIER	LOCKER # 8	C-8	2629	PALMER	LOCKER # 21
B-1	2624	GLACIER	LOCKER # 9	D-1	2607	PALMER	LOCKER # 26
B-2	2620	GLACIER	LOCKER # 12	D-2	2603	PALMER	LOCKER # 28
B-3	2626	GLACIER	LOCKER # 10	D-3	2605	PALMER	LOCKER # 27
B-4	2622	GLACIER	LOCKER # 11	D-4	2601	PALMER	LOCKER # 25
B-5	2634	GLACIER	LOCKER # 15	D-5	2615	PALMER	LOCKER # 29
B-6	2630	GLACIER	LOCKER # 16	D-6	2611	PALMER	LOCKER # 32
B-7	2632	GLACIER	LOCKER # 13	D-7	2613	PALMER	LOCKER # 30
B-8	2628	GLACIER	LOCKER # 14	D-8	2609	PALMER	LOCKER # 31

Please remember that you are assigned only one locker.