

BOSTON SQUARE ASSOCIATION DECLARATION CLARIFICATION OR “HOUSE RULES”

All unit owners shall maintain their units in a clean and well maintained condition. No outdoor storage of trash will be permitted on any unit. The Executive Board may regulate or prohibit the exterior storage of any type of material in order to preserve the overall appearance of the property. Outdoor storage of any kind is prohibited in the front yard. Crawl space sump pumps shall be routed so that the discharge water is dumped either to the rear or the side of the home.

The speed limit is **15 mph** within Boston Square property. Please inform your guests.

1.0 Lawn Maintenance

- 1.1 Lawns must cover 70% of areas designated for a lawn
- 1.2 Growth of over 3 inches must be mowed
- 1.3 Watering, weed removal, and fertilizing must be maintained throughout the growing season
- 1.4 Snow from your driveway can be pushed into the street prior to the plow trucks coming through, **however** if this cannot be done *prior to the plow trucks clearing* the street, the snow should then be pushed to the lawn on either side of your driveway

2.0 Satellite Dish Installation

- 2.1 A satellite dish may be installed only after you have received approval from your Board of Directors by submitting a design review form to the management office.
- 2.2 May not be installed on the front of the unit.

3.0 Vehicle/Parking Restrictions

- 3.1 There shall be no automotive repair conducted in the open anywhere on the property (any mechanical repairs must be conducted inside a unit's garage)
- 3.2 No junk or non-working vehicles may be stored or parked anywhere on the property.
- 3.3 Seasonal items, including but not limited to campers, boats, RV's, snow machines, 4 wheelers or trailers, may be **temporarily** parked or stored in the driveway for no more than 24 hours, provided that there is enough parking to accommodate vehicles used by the unit. These items may be parked directly in front of the home on the street for the purpose of loading or unloading only.
- 3.4 Guest parking spaces may not be used by unit owners or tenants as overflow parking
- 3.5 Guest parking spaces are located in the outside back edge of the cul-de-sac and are only used as such when there is no snow on or in the area

3.0 Vehicle/Parking Restrictions, CONTINUED

- 3.6 Commercial vehicles and equipment may not be parked or stored on the property except for deliveries or to complete construction.
- 3.7 May not park a vehicle on the street, whether occupied or not, except temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers. Violation of this policy will result in a fine and or the vehicle being towed. .
- 3.8 Any vehicle parked in such a manner to block the entrance of the RV lot gate, which does not allow an RV or trailered vehicle, ie. Boat or snow-machine/ATV trailer to enter or exit the lot, will be towed at the vehicle owners expense.
- 3.9 There is no parking in the yards on either side of driveways or in common areas.
- 3.10 No parking within 15 feet of a fire hydrant
- 3.11 No parking within 20 feet from the point of tangent of curb return at any intersection. (i.e. within 20 feet of Independence Drive)

4.0 Pet Restrictions

- 4.1 Homeowners and guests must follow all Municipality of Anchorage leash laws.
- 4.2 Any dog or cat found outside of the unit, other than on a leash being held by a person capable of controlling the animal or confined to the homeowners fenced yard, may be removed by any person authorized by the Board of Directors (Animal Control).
- 4.3 All owners of pets are responsible for the immediate removal of pet waste from the units and the common elements (lawns, driveways, common areas, streets, dead ends, around mail boxes, ect.)
- 4.4 The Board of Directors has specified that barking in excess of 5-7 minutes constitutes a nuisance under this and the House rules. Owners of animals creating a barking nuisance will be warned one (1) time only, offenses thereafter will be fined \$50.00, with subsequent offenses resulting in the fines doubling.

5.0 Trash Guidelines

- 5.1 Garbage cans, should not be by the road except on the evening before or the morning of your scheduled garbage pickup.

6.0 BBQ and Fire Pit Regulations

- 6.1 The storage of charcoal, gas grills or smokers is not permitted in the front of the home, to include the walkway and driveway. Storage is restricted to the rear of the structure.
- 6.2 Fire pits, Chiminea's, and or any open burning, will fall under the same rules and guidelines of the Municipality of Anchorage and Anchorage Fire Dept.

7.0 Rental Policies and Guidelines

- 7.1 Boston Square has a 20% maximum unit rental allotment, there are 60 units within our Association so this means no more than 12 units may be used as a rental.
- 7.2 Request must be submitted to the board for rental approval
- 7.3 Renter information must be on file with the property management company (PMSI)
- 7.4 Renters will be provided a copy of the "House Rules"

8.0 RV/Storage Lot

- 8.1 No items stored in your personal RV/ Storage space may extend beyond the marked side lines.
- 8.2 No items stored in your personal RV/Storage space may extend beyond the entrance to your space as to block access to or from surrounding spaces.

PLEASE NOTE:

ANY VIOLATION OF THE ABOVE RULES WILL RESULT IN ONE NOTICE OF VIOLATION. THE SECOND VIOLATION WILL RESULT IN A \$50 FINE. THE THIRD VIOLATION WILL RESULT IN A \$100 FINE. THEREAFTER, EACH FINE WILL INCREASE BY \$100 UNTIL A MAXIMUM FINE OF \$500 IS REACHED. AT THIS POINT, LEGAL ACTION WILL BE INITIATED TO CORRECT THE VIOLATION(S). FOR RENTERS, THIS FEE WILL BE ASSESSED TO YOUR LANDLORD.

The Board of Directors has the authority to adopt and enforce such additional rules, as it may deem necessary or advisable; to amend same and to impose reasonable fines, penalties or legal action upon owners for violations.