

FIRE EAGLE CONDOMINIUM ASSOCIATION DECLARATION CLARIFICATION OR “HOUSE RULES”

All unit owners shall maintain the cleanliness and overall appearance of the units to fit the standard of the overall community and HOA rules. Any alterations that would be deemed “out of the ordinary” must be brought to and authorized by the Board of Directors of the HoA for Fire Eagle.

Lawn Maintenance

- The yard must consist of at least 70% of the yard being grass or gardens.
- Grass Growth over 4” (roughly between the 3 and 4 level on most lawn mowers, refer to the manual for your mower) must be mowed to maintain a clean appearance.
- Yard damage due to guest street parking or resident temporary vehicles standing in their unit lawn is required to be fixed and brought back to community standards.

Satellite Dish Installation

- No Satellite of any kind may be placed on the front side of the house.

Vehicle/Parking Guidelines

- All vehicle maintenance must be done inside the unit garage. No maintenance is permitted anywhere outside the residence
- No dead or non-working vehicles may be stored or parked anywhere on the yard or driveway
- Units are not permitted to park on their grass at any time.
- All vehicles belonging to the unit, seasonal or otherwise, must be accommodated within the available parking for that unit.
- Seasonal items (including but not limited to campers, boats, RV’s, snow machines, 4 wheelers and trailers) may be parked or stored in the driveway, garage, or backyard provided there is enough parking space to accommodate the vehicles used by the unit and do not protrude into common areas/ roads.
- Guest parking spaces may not be used by unit owners or tenants unless approval is given or access to unit driveway is unavailable due to road construction in front of the unit or unit driveway construction or maintenance.
- A Guest vehicle is no longer a guest vehicle once the guest vehicle has exceeded 15 days of a 30 day period utilizing any guest parking within the Fire Eagle Community and must start being accommodated within the unit.

- Guests to a unit are permitted to utilize the street for parking as long as the following is adhered to;
 1. Guest parking and unit parking is full.
 2. Unit guests are parking in front of the unit they are visiting only.
 3. Unit guests are not blocking essential services (fire hydrants, ambulances, fire trucks, manhole covers, etc.)
 4. Unit guests are not impeding traffic or road services such as snow plowing. If traffic or road services are impeded you may be subject to a fine and required to shovel the area in front of unit property the snow plow could not get to because of unit guests blocking the area.
 5. All guest parking is no more than 24 hours at a given time. Exceeding these limits can result in a fine and/or tow at the owner's expense.
- Any vehicle temporarily loading/unloading in front of a resident house on the street must have its hazard lights on and must remain running, or it will be considered street parked.
- Commercial vehicles and equipment may not be parked or stored on the property except for deliveries or to complete construction.
- Living in a vehicle anywhere on the resident property, seasonal or otherwise, is strictly prohibited.

Pet Guidelines

- No livestock or poultry shall be kept in any unit.
- Only domestic dogs, cats, fish, birds, and small pets may be kept as household pets as long as they are not kept, bred, or raised for commercial purposes.
- You shall be limited to no more than four pets.
- All domestic animals must be curbed through a leash and/or working E collar with the owner present at all times.
- All owners of pets are responsible for the immediate removal of their pet waste from the units and the common areas (lawns, driveways, guest parking, streets, dead ends, around mailboxes, etc.)

Window Coverings

- No foil, sheets, or blankets shall be hung in windows in place of proper window coverings.

Trash Guidelines

- Trash cans must be stored inside of the unit. Trash is not permitted to be taken out any sooner than 5am **the day the trash service pick up is**, and must be stowed back in the unit after trash is picked up no later than 9pm the **day of service**.

- Rubbish and trash that won't fit inside the trash can is not permitted anywhere outside of the unit. It may be brought out the morning of if expected to be taken on that designated trash pick up day.
- Trash must be contained within the can unless previously coordinated with the trash company.
- If a unit's trash can tips over and trash pours out. That unit is responsible for picking up all the trash immediately.
- A small sealed container can be used in the back of the house, out of sight of the main road, to contain pet waste.

Seasonal Decorations

- Winter season decorations may be set up prior to the snow fall to prevent accidental injuries while setting them up (Christmas lights, Halloween lights, etc.).
- All seasonal decorations must be removed promptly after the season passes when safe to do so.
- Outdoor storage of any kind for seasonal items or otherwise is prohibited in the front yard of the unit.

BBQ Guidelines

- The use of open flame grills or devices on balconies, decks, porches, or other combustible surfaces is prohibited to reduce the chance of fire or bodily injury.
- To ensure the safety of the unit neighbor and community. There must be a fire blanket or fire extinguisher nearby and ready to use in case a fire breaks out on an open flame device or fireless grills alike.

Winter Edict

- Units in the middle of a triplex (3-family) building only are authorized to shovel their snow to the edge of the driveway or to the berm on the other side of the street, opposite their driveway, regardless of the time of day.
- Guest parking common areas are open to guest parking, but the following rule must be met:
 1. If your guest vehicle in guest parking is not moved prior to the plow coming through to clear the guest parking. The resident is responsible for clearing the area where the guest was parked. Failure to do so will result in Be Happy coming back to replot at the homeowners expense.
- Common areas at the end of every dead end street (flintwood, ironwood, etc.) must remain clear to ensure the snow plow company can utilize the area to properly remove the snow from the street.

- The board has the right to change/alter these guidelines at a moment's notice based on an extreme increase of snowfall to accommodate homeowners for safety purposes or quality of life during an event.

Corrective Actions

- If any of the above-mentioned Rules and Guidelines are not adhered to the corrective actions are as follows:
- All 1st time offenses will be a warning of failure to comply with a house rule/guideline unless proof/evidence is given of malicious intent to harm or harass another resident occupant or property, or a complete disregard for safety for unit property or residents/guests in the community.
- All offenses will have a 24-hour probationary period in which the violator will be given 24 hours to come into compliance for the specific named violation before they can be charged with subsequent offenses. This does not apply if a unit is in violation with multiple offenses simultaneously or multiple cases of the same violation (more than 1 dog off-leash, more than 1 resident car in guest parking without authorization, etc.).

Corrective Actions Chart

Violation	2nd Offense/Notification	Subsequent Notifications
Failure to maintain lawn at or under 4 inches in length, or failure to keep lawn/garden maintained according to the Lawn Maintenance portion of the House Rules.	\$50, a notification to get your lawn in compliance in 1 week, you will also be notified your resident has been added to the Be Happy contract and sent the bill for lawn care your residence needs to be in compliance	\$50 fine plus the cost amount for Be Happy to get your lawn into compliance for you / AUTOMATIC FINE
Failure to comply with unit and guest street parking guidelines under Vehicle/Parking Guidelines listed in the House Rules.	\$100 / AUTOMATIC FINE	\$100 increase per each repeated offense / AUTOMATIC FINE
Failure to clean up and prevent any spills or required clean up originating from a vehicle or guest vehicle from their unit from entering or contaminating any common areas or other unit properties.	300 / AUTOMATIC FINE	\$300 increase per each repeated offense / AUTOMATIC FINE
Unit guest vehicle exceeds 15 days of a 30 day period and continues to use guest parking.	Unit homeowner will be notified in writing the make/model & license plate of guest vehicle must be accommodated in the driveway and/or garage of the residence henceforth.	\$100 per each repeated offense / AUTOMATIC FINE
Failure to remove a resident		

vehicle/trailer from Fire Eagle guest parking or common area	\$100, and the vehicle in violation will be issued a white warning tow tag	The vehicle will be towed from the common area at the owners expense by 24/7 Towing.
Failure to have your animal on leash and supervised at all times outside of your residence.	\$100 / Pet / Incident AUTOMATIC FINE	
Failure to comply with the remaining Pet Guidelines listed in the House Rules.	100 / AUTOMATIC FINE	\$100 per each repeated offense / AUTOMATIC FINE
Failure to comply with Trash Guidelines listed in the House Rules.	\$100 / AUTOMATIC FINE	\$100 increase per each repeated offense / AUTOMATIC FINE
Failure to comply with BBQ Guidelines listed in the House Rules, or failure to operate/store a BBQ (open flame or otherwise) that would be deemed unsafe to the unit or adjacent units.	100 / AUTOMATIC FINE	\$100 increase per each repeated offense / AUTOMATIC FINE
Failure to comply with Window Coverings & Seasonal Decorations portions listed in the House Rules.	100 / AUTOMATIC FINE	\$50 increase per each repeated offense / AUTOMATIC FINE