

EASTRIDGE II TOWNHOMES OWNERS ASSOCIATION, INC.  
HOUSE RULES

Approved: 9-24-2025

Ratified: 10-22-2025

Management Company: Property Management Services, Inc. (PMSI) 907-562-2929

**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 1<sup>st</sup> of every month. A \$25.00 late fee is incurred if the dues are not received on or before the 25<sup>th</sup> 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 10<sup>th</sup> 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 25<sup>th</sup> day of the second month, a lien is filed against the property. If the dues account is delinquent through the 10<sup>th</sup> 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 or display 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 sign must be removed within two weeks (14 days) of the signing date of the lease transaction.

Signs, posters or displays that advertise or express approval or disapproval of a political party, group or candidate, or of an organized social group, are not allowed.

The Board of Directors may authorize immediate removal of a sign, poster, display, or other 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

Homeowners are fully liable for the actions of any pet brought to or kept on the homeowner's property. Pets are also the responsibility of the pet's owner. Any disturbance to the peace and tranquility of Eastridge 2 caused by a pet is both the homeowner and owner's responsibility and such actions may incur a fine against the responsible homeowner. A person, any person, walking a pet dog or cat in Eastridge 2 must be capable of controlling the animal; the animal must be on a leash at all times; the person in control of the animal is responsible for disposal of the pet's waste; the pet's waste must be picked up promptly and disposed of properly! Violations under this article may incur a fine against the responsible homeowner. For a first violation under this house rule, the fine is \$50.00. (Note: Ownership of dogs, cats and birds is limited to two of each under Declaration Article VII, Section 6.)

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 subdivision 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:**

Visitor parking areas are intended for the use of visitors to Eastridge II. Use of visitor parking is time limited: parking beyond 48 hours (two contiguous days) or 72 hours (a weekend plus a contiguous holiday) requires a prior authorization from the management company (see pg. 1).

Under this Article, fines approved by the Board of Directors will be levied against the responsible homeowner. A Notice of Violation stipulating that the subject vehicle must be moved within 24 hours may be delivered by text or email or by written letter to the responsible homeowner. If the Board of Directors is unable to identify and/or contact the responsible homeowner, a vehicle parked in violation of this Article may be towed WITHOUT NOTICE.

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 fine schedule set out below:

Upon a first violation: \$100 fine

Upon a second violation within 30 days of the first violation: \$300 fine

Upon a third violation within 60 days of the first violation: \$500 fine

A willful violation is considered to be a flagrant violation under the Association's fine enforcement policy and may be fined accordingly.

The visitor parking fine schedule may be applied to vehicles illegally parked in other areas, at the discretion of the Board of Directors.

**Driveways/Entryways/Walkways:**

Driveways are not intended to be used as a parking space for a camper or other recreational vehicle. Driveways are not intended to be used for storage of any kind of vehicle. Driveways are not intended to be used for long-term vehicle repair/rebuild projects; serial short-term fix-it projects are not allowed. The front entryway between adjacent units is not intended for parking or storing motorcycles, bicycles, or vehicles of similar nature; this restriction also applies to the entryway (walkway) adjacent to an end unit. These use restrictions are necessary for the safety, beneficial enjoyment and wellbeing of Eastridge 2 residents and visitors alike.

Use, however, of driveways for parking recreational vehicles and of driveways, entryways and walkways for short-term projects, is allowed for periods of 48 or 72 hours (see Visitor Parking above); such use does not require prior authorization. Violations under this section are subject to a minimum \$50 fine. At the discretion of the Board of Directors, a higher fine may be imposed consistent with the Association's fine enforcement policy.

**Vehicles:**

No inoperable motorized vehicle may be kept or stored anywhere within the Eastridge 2 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 48 hours. Vehicles should be moved promptly after a snowfall so snow removal can take place. No vehicle is to be parked on the grass.

Vehicles parked in driveways must be moved periodically; the maximum allowed period to not be moved is 30 days. *A note to homeowners and renters:* If you anticipate that a vehicle parked in your driveway may not be moved for a period greater than 30 days (e.g., vehicle owner will be on vacation, will be on work-related rotation, will be in jail, or will be absent for an extended period of time due to exigent circumstances) PROMPTLY NOTIFY THE MANAGEMENT COMPANY (see pg. 1). Violations under this section determined to be Willful or Cumulative may be fined as determined appropriate by the Board of Directors.

Vehicles parked in driveways cannot be used for storage of supplies or materials. Vehicles parked in driveways should be kept free of snow; if the vehicle owner is not physically able to do so, contact the management company (see pg. 1)

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; the vehicle owner must live in Eastridge 2; use of the lot is by application only. To file an application, contact the management company (see pg. 1); 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; contact information; vehicle description; vehicle license and registration, 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

Long-term 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. Short-term storage (7 days or less)(typically building materials or yard-work supplies) is allowed in driveways.

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/PICKLEBALL COURTS

Court Rules, Use and Etiquette

COURT HOURS: 7 AM – 10 PM

USE AT YOUR OWN RISK:

By entering, you agree to release the Eastridge 2 HOA and its members from any liability for injuries or damages.

FAMILY-FRIENDLY AREA:

Drunk or disorderly conduct, aggressive language, or unsafe behavior will not be tolerated.

- Tennis & pickleball have priority
- Limit play to 60 minutes if others are waiting
- Children under 12 must be supervised
- No paid lessons or private training
- Members must be present with guests
- No smoking, pets, glass containers, bikes, skateboards, or loud music
- No grilling inside fenced area
- Clean up and lock the gate when leaving

Need access? Contact property management.

Thank you for helping keep the courts enjoyable for everyone.

Note: The courts may be used for special events approved by the Board of Directors.

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 (see pg. 1) 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 \$50 fine.

ARTICLE XIX  
OPEN FIRES

The Eastridge 2 Declaration prohibits open fires anywhere within the subdivision (Declaration Article 7, Section 9).

Within the Municipality of Anchorage special municipal rules apply to properties with three or more units, such as apartments, [townhomes], and some condos; you cannot use an open-flame cooking device on a combustible deck or balcony; use of a barbecue grill is prohibited within 10 feet of combustible construction unless the area is protected by an automatic sprinkler system.

ARTICLE XX  
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, football.
3. For problems regarding snow in driveways, walkways, visitor parking, or the RV lot, call the management company (see pg. 1).
4. If you witness illegal/suspicious activity, please report it to the Anchorage Police Department (APD) and also to the management company (see pg. 1):  
*APD non-emergency dispatch: 3-1-1*  
*APD emergency: 9-1-1*  
*APD main: 907-786-8900*

ARTICLE XXI  
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.

## **FINE ENFORCEMENT POLICY**

### **Eastridge 2 Homeowners Association**

**Adopted by the Board of Directors August 13, 2025**

#### **PURPOSE**

The purpose of the fine enforcement policy is to ensure that Eastridge 2 remains a great place to live. This desire requires enforcing the Association's House Rules in a fair and uniform manner. This desire also requires that the Board of Directors has authority to act in a timely and forceful manner consistent with the Association's fine enforcement policy to protect the common interests of the home owners.

#### **REPORTING A VIOLATION**

Any homeowner may report a violation of the House Rules to the Association Manager. Additionally, either the Board of Directors or the Association Manager may perform a walk-through of the property for the purpose of noting violations of the House Rules.

#### **VIOLATIONS**

When a violation has been identified and documented and issuance of a fine has been approved by the Board of Directors, the Board of Directors will advise the Association Manager to contact the responsible homeowner and notify the homeowner of the Board's action.

The homeowner will be notified of the violation by letter and/or email. The notification will state the nature of the violation and the amount of the fine. The notification will advise the homeowner that: they have a right to appeal within **10** calendar days following the date of notification; if no appeal is received, the fine will be assessed on day **14** following the date of notification; if no appeal is received **and** the violation is not resolved within 30 calendar days following the date of notification, a daily fine may be assessed against the homeowner.

If corrective action is required to resolve the violation, the notification letter and/or email should state: how the violation may be resolved, the timeline for such resolution to take place and that successful resolution requires the homeowner to promptly notify the Association Manager when the corrective action has been completed.

#### **MULTIPLE INFRACTIONS**

The above fine policy applies to each separate violation. Individual violations of a similar nature that occur three times within a period of 30 days or 60 days or 90 days may be designated collectively as a cumulative violation. For a cumulative violation, the means to mitigate reoccurrence of the violation and the appropriate fine is at the discretion of the full Board of Directors. (Note: Where the term "full Board of Directors" is used, the President of the Board is allowed to vote on any motion.)

#### **FLAGRANT VIOLATIONS**

Willful violation of a House Rule is considered to be a flagrant violation. Any violation (or action) deemed by the Board of Directors to be a threat to public safety (overt or potential) is considered to be a flagrant violation.

#### **FINE SCHEDULE**

The amount and frequency of a fine may be adjusted as determined appropriate by the Board of Directors. Use of an accelerated fine schedule in response to a flagrant violation requires

consultation with the Association Manager and approval by a vote of the full Board of Directors.

**FINE AMOUNT**

The basic per-infraction fine amount is specified in the applicable house rule. If a fine is not specified in the house rule, the applicable basic per-infraction fine amount is fifty (50) dollars. In an accelerated fine schedule the basic fine amount may be lowered or raised.

**APPEALS**

Owners have a right to appeal all violations and fines. Appeals must be timely received by the Association Manager. A final decision by the Board of Directors is a final decision under the Association's fine adjudication process and a final decision for purposes of an appeal to a court of law.

**FEES AND LEGAL COSTS**

All unpaid fines become an enforceable lien on the owner's property. Administrative costs and legal fees incurred by the Association may be added to the lien.

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