

Boulder Ridge Association of Rochester

EFFECTIVE DATE: April 18, 2017

Boulder Ridge Association of Rochester provides a high-quality lifestyle for its residents. The Board of Directors is charged to assure that our homes and common areas are maintained to enrich our lifestyle and preserve our property values. Boulder Ridge consists of 142 family townhomes. Each association member is responsible for the compliance to the Rules and Regulations by their family, tenants, or guests.

The Board of Directors' goal is to provide reasonable guidelines of conduct for the Boulder Ridge community. The intent of these Rules and Regulations is to maintain each resident's safety and standard of living. The rules have been established for the benefit of all members. Your cooperation is necessary to keep our neighborhood in superb condition. The following items have been adopted for the reasons listed above.

Rules and Regulations:

Rule #1

The unit owner shall at all times have current complete contact information on file with the property management representative. This information must list the current mortgage holder (if applicable) and may also list a back-up or emergency contact.

Rule #2

The units shall be occupied and used only for residential purposes. Only owners, their families, guests, and tenants may occupy and use the units. Units shall not be used in a manner that is illegal under Federal, State, or local laws. Owners may not rent units for any period less than 30 days. Other than the above-mentioned obligations, owners shall have the absolute right to lease their units provided that:

- A. The owner and the tenant have a written lease agreement.
- B. This agreement obligates the tenant(s) to comply with the adopted rules and regulations, Declaration and Bylaws.
- C. A copy of the lease agreement has been filed with the property management representative one week prior to the start of the lease term.
- D. Complete contact information for both owner and tenant is current and on file with the property management representative.
- E. Unit owner maintains and is responsible for all utility services and Association fees for the unit.

Rule #3

No owner, tenant, occupant, or guest may obstruct the Common Elements (defined in the Boulder Ridge Declaration). No item may be stored on the Common Elements without the Board's prior written consent. No owner, tenant, or guest may keep or store any trailers or recreational equipment, including, but not limited to, camper trailers, pick-up

campers, motorized self-propelled motor homes, boats or boat trailers, snowmobiles, Jet Skis or ATVs on any portion of the Common Elements.

No owners, tenants, or occupants may store anything in the garage portion of a unit that prevents use of the garage portion of the unit for storage of the owner's, tenant's, or occupant's personal automobile. (Declaration #12.3, p. 8)

Dented, rusted, or otherwise unsightly vehicles may not be left in driveways or common parking spaces and must be stored in garages in order to maintain the aesthetics and value of the property.

No owner's, tenant's, or occupant's vehicles may permanently occupy a common parking space without the Board's prior, written consent.

If a vehicle is parked in a driveway or common parking space and impedes snow removal, the vehicle owner is responsible for removing the snow around and under the vehicle.

Rule #4

No person may do, install, or keep anything in any unit or on the Common Elements that will increase the insurance rate for the Boulder Ridge Community without the Board's prior written consent. No owner shall permit anything to be done to or kept in his or her unit or on the Common Elements that could result in the cancellation of insurance for the Boulder Ridge Community.

Rule #5

Homeowners are required to maintain adequate heat at their townhome at all times to ensure that the sprinkler system and/or domestic water pipes do not freeze. The recommended temperature is 50 degrees F or warmer. Any damage caused to any unit due to negligence will be assessed to the offending unit's owner(s).

Rule #6

Owners, tenants, and guests may not cause or permit anything to be placed on the outside walls of the buildings. No one may install anything that changes the structure or weight bearing of a building.

- A. No signs, awnings, canopies, shutters, window boxes, or antennas may be affixed to or placed on any exterior walls or roof or any part thereof, or on the Common Elements without the Board's prior written consent.
- B. No one may install clotheslines or hang clothes, sheets, blankets, laundry, or other similar items on any part of the Common Elements.
- C. No "For Sale" or "For Rent" signs, advertising, or other displays shall be maintained or permitted on any part of the Common Elements unless the Board provides written consent.
- D. Nothing shall be constructed, altered, disturbed, or removed from the Common Elements without prior written consent from the Board.

Rule #7

Pet owners shall assume full responsibility for nuisances, personal injuries, or property damage caused by their pet. It is strongly recommended that any pet owner carry personal liability insurance and/or pet liability insurance to protect their accumulated wealth and assets.

- A. Animals must be on a leash and in total control by their owners when outside the unit or in common areas of the property.
- B. Pets must be licensed and tagged in accordance with state and local laws.
- C. Any pets found wandering will immediately be turned over to the Humane Society or Local authorities.
- D. Pets may be temporarily tied or staked in the grass area directly in front of an owner's unit, provided that:
 - a. the chain does not exceed eight feet.
 - b. the pet remains tied less than 15 minutes when the owner is not present outside the unit.
 - c. the chained pet cannot make contact with a paved driving area.

In an effort to keep the number and size of pets reasonable, the total allowed combined weight of your pet(s) is 125 pounds. Any unit exceeding this limit must seek written Board approval.

Any problem(s), such as noise, odor, threatening, nuisance activity, or failure to adhere to these rules and regulations, will be cause for an owner to be subject to a pet violation notice. In the event that the offending animal owner does not respond with an "action to cure" statement within 20 days or appear at the designated board meeting, the Board will direct that the animal be permanently removed from the property within 30 days.

Rule #8

No noxious or offensive activity shall be permitted in any unit or on the Common Elements. Nothing shall be done either willfully or negligently that may be a nuisance to the other homeowners. No owner, tenant, or guest shall overload the electric wiring or operate any machines, appliances, accessories, or equipment in such manner as to cause, in the judgment of the Board, an unreasonable disturbance to others. Owners are not permitted to use plumbing or sewer systems for any other purpose other than is commonly accepted in a family home.

Unit owners will be held responsible for damages incurred by over-consumption of water or improper disposal of waste to the sewer. Each resident should particularly minimize noise intrusion in any form including music, machinery, and appliances from 11 pm to 6 am.

Rule #9

Except as otherwise provided herein, no owner, tenant, or guests of any unit may conduct, maintain, or permit any industry, business, trade, occupation, or profession of any kind, including commercial, educational, religious, or otherwise, in any unit or on the Common Elements. The following items may be conducted from the owner's home within reason:

- A. Maintaining his or her professional library.
- B. Keeping his or her personal business or professional records or accounts.
- C. Handling his or her personal business or professional telephone calls or correspondence.

Rule #10

Garage doors should be completely closed until they need to be opened to permit activity. Garage doors are to be completely lowered when not in immediate use for safety as well as appearance. Partially open garage doors are unsightly and give the impression that a home can be violated.

Rule #11

Parking is allowed in designated areas only. These parking areas are for the use of residents and their guests. Unauthorized vehicles, vehicles not moved for a period in excess of one week, or vehicles improperly parked can be immediately tagged and removed by the Board of Directors. The Rochester Police will be notified during a vehicle's removal. Towing will be at the owner's expense. Parking is for passenger vehicles only. The Board retains the right to establish additional procedures, regulations, and enforcement policies to control the parking in common lots and driveways to include, but not limited to fines, penalties, and towing.

All parked vehicles must allow enough space for emergency vehicles to access each townhome without delay. This means parking on the side of any of our streets is not allowed.

Rule #12

Trash containers should be stored as quickly as possible. Containers are allowed to be at the curb on Thursday for collection by the contracted vendor on Friday. Maximum time for returning trash containers to the owner's garage is 2-3 days.

Rule #13

Soliciting is prohibited.

Rule #14

Members will courteously invite trespassers off the property. Please report any instances to the property manager or Board member as soon as possible.

Rule #15 *(Amended //)*

Outlot A (Wetlands) rules are as follows:

Currently, ~~children~~ [Owners, guests,] and pets are not allowed to ~~play~~ [occupy] in this wetland area. ~~Also, as on all association grounds, parents are responsible for their children and pets.~~ Please inform any guests of this policy for their own protection.

Rule #16

Any damage to landscaping on the Common Elements caused by a homeowner in the Boulder Ridge Community that results in additional cost to the Boulder Ridge Association may be assessed to that homeowner. In addition, any damage to any Common Elements or Limited Common Elements (including siding and windows) caused by a homeowner in the Boulder Ridge Community that results in additional cost to the Boulder Ridge Association may be assessed to that homeowner.

Rule #17

Association dues are to be paid by the first business day of every month via electronic funds transfer. Effective May 1, 2017, the association will assess a late fee of \$25 if dues, assessments, or other obligations are not paid in full within 30 days of the due date. The late fee will increase to \$50 if not paid in full within 60 days, \$75 if not paid in full within 90 days, and \$100 if not paid in full within 120 days. The late fee will remain at \$100 for each month thereafter until payments are made in full.

Rule #18

Holiday decorations should not be in place more than 2 weeks before and after a holiday with the exception of December decorations which may be displayed by Thanksgiving and until February

Rule #19

Multiple colored lights on any Limited Common Elements are to be reserved for holidays only. White lights are to be used for everyday use, with the exception of a single-colored light on a patio decoration.

[Rule #20 (Amended //)]

The supplement, 'Definition of Responsibilities,' is adopted as a part of these Rules and Regulations document.]

[Fine Schedule (Section VII of Declaration)]

Any violations brought to the board's attention will result in written notification for the first offense, followed by a monetary fine for the second and subsequent offenses. Monetary fines will be \$50. All violations will be reviewed by the board to determine appropriate homeowner responsibility.

Fines must be paid within thirty (30) days. A \$50.00 fee will be assessed for payments not made within the allotted time.]

In addition to the rules and regulations, the Boulder Ridge Association Board urges you to follow these recommendations:

- A. Take precautions to maintain a slow speed when driving in the association area.
- B. Please remember to empty your water hose and remove it from the spout before winter to prevent damage to your plumbing and exterior spigots.
- C. Be mindful to drive or park on the paved areas only to avoid additional landscaping charges.
- D. In case of a tornado alert, please follow the safety precautions as directed by the local authorities.
- E. Keep a fully charged flashlight handy in case of a power failure.
- F. Protect your keys and garage door opener. Do not make them available to others.
- G. Keep your car locked if it is kept in your driveway. Consider taking your garage door opener with you. In case of a vehicle break-in, an intruder will not also have access to your home.
- H. It is suggested that you keep all doors locked when you are not on the premises.
- I. If any homeowner starts a project, be sure that any debris or mess made by your project is cleaned up immediately. Note: additional charges for removal of debris or trash, resulting in added cost to Boulder Ridge Association would be billed to the homeowner.
- J. Residents and/or guests should not block access to the mailboxes or to others' driveways.

- K. It is the responsibility of each homeowner to keep these guidelines with the homeowner's manual, so any new owners are aware of these rules, regulations, and recommendations.
- L. It is the responsibility of each homeowner to use appliances properly and maintain clean dryer vents to avoid fire hazard situations.

These guidelines were adopted on April 25, 2005 and were reviewed and updated on: February 24, 2006, April 1, 2006, August 8, 2007, April 1, 2017, and August 21, 2018. These revised guidelines will take effect on April 22, 2018. The wishes and needs of the residents will always be given primary consideration in creating or amending the Boulder Ridge Association's Rules and Regulations in the future.

For your safety and security, we have provided the Police and Fire departments with a map of the Boulder Ridge Community. In case of an emergency, they will be able to locate our homes.

Please contact a Board member or the management contact to obtain formal permission if written consent is required. Please allow 5-10 business days to process such requests.