

**WARRIOR'S RIDGE TOWNHOMES  
RULES AND REGULATIONS  
(Adopted September 2011)**

**A. General Unit & Common Area Rules**

These Rules and Regulations are adopted by the Board of Directors pursuant to the Governing Documents of the Association

**ALL OWNERS AND NON-OWNERS, OCCUPANTS, GUESTS, RENTERS, OR RENTAL AGENCIES SHALL COMPLY WITH THESE RULES AND REGULATIONS.**

1. Pets. Only Owners may have pets. Renters are not permitted to keep pets. Dogs, cats or other household pets (a maximum of two (2) pets per unit) may be kept provided they are not kept, bred or maintained for any commercial purposes, and shall be subject to the Rules and governmental ordinances or laws. Dogs shall be leashed at all times when outside a unit and the pet's owner shall immediately pick up and properly dispose of any excrement. In no instance can a pet be chained or tied within the General Common Elements. If an animal becomes a nuisance to other occupants, the owner or person having control of the animal shall be given a written notice to correct the problem, and if not corrected, the owner, upon written notice, will be required to remove the animal. Owners having animals assume full responsibility for personal injury or property damage caused by the pet. Each animal owner indemnifies the Association and its agents and holds them harmless against any loss, claim or liability of any kind of characters whatsoever arising from or growing out of having an animal in the project.
2. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles left or stored in any unit or common areas.
3. Residents (owners, occupants, guests, renters) shall not make or permit to be made any disturbing noise or do or permit any act which unreasonably interferes with the rights, comforts or convenience of any other occupant.
4. Owners shall be responsible for providing keys to friends, renters, or persons occupying with direct authority. If a rental agency is involved, it shall be the agency's responsibility to distribute keys to the renter. At no time is the Association/management company responsible for providing access to private townhome units. Only people who are authorized by an owner or rental agency will be given access to any unit.
5. Any damage to common elements or common personal property caused by the owner, or child, guest, tenant, or invitee of a unit owner, shall be repaired at the expense of that unit owner.
6. No exterior modification to the units may be done without Board approval. No work of any kind shall be done upon any unit's exterior walls or any common elements by any unit occupant. Exterior wiring for electrical or telephone installation or for any other purpose, television or radio antennae, or air conditioning units, shall not be installed except as may be expressly authorized and approved by the Association's Board of Directors. Satellite dishes are permitted provided the location is approved by the Board prior to installation.

7. Unit owners are responsible for the actions of their guests, renters, and agents (including rental agents and contractors)
8. Garbage and trash shall be disposed of only by use of garbage disposal units or by use of common trash and garbage facilities. Owners shall keep their premises free of trash, refuse, or debris of any kind.
9. Fireworks of any kind shall not be stored, carried, ignited, displayed or exploded on any part of the property, except as expressly authorized by the Board of Directors. Firearms shall not be discharged anywhere on the project.
10. All equipment, furniture, tools, and other personal property shall be kept within each Unit. Storage of personal property (other than patio furniture or hot tubs) is not permitted on decks or grounds (e.g. bicycles, skis, snowboards, furniture, etc.). BBQ grills (gas only) are allowed.

12. VEHICLES AND MISCELLANEOUS EQUIPMENT

Automobiles, trucks, pickups, campers, motorbikes or motorcycles, trail bikes, trailers, snowmobiles, garden tractors, and equipment, or any other vehicle of any type, except bicycles, shall be parked, stored, or operated upon the Property only in areas designated for parking on the subdivision Plat or approved for such purpose by the Board, and in accordance with such rules and regulations as may be adopted by the Board. No vehicle larger than a pick up truck shall be permitted on the property other than for delivery of merchandise. No motorized trail bikes or snow mobiles shall be operated anywhere within the property.

**B. Collection of Unpaid Assessments**

Interest on delinquent accounts is assessed at 18% per year after 30 days. The time frame for notification on past due accounts is as follows:

- |                    |                                                                                                                                                                                                                                                |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30 days delinquent | Delinquency statement to owner noting that late fees/interest will be added                                                                                                                                                                    |
| 60 days delinquent | Letter to owner showing late fees/interest as outlined in the Association's Covenants and stating intent to turn account over to an attorney for collection. All legal costs are the responsibility of the unit owner. Starting cost is \$300. |
| 90 days delinquent | Attorney will send a demand letter giving owner 15 days to respond. If no response, attorney will proceed with appropriate collection activity up to and including foreclosure.                                                                |

C. **Enforcement of Rules and Regulations.**

The Board of Directors has the authority to institute a schedule of reasonable charges against owners or their agents for violation of these Rules and Regulations, the By-Laws, the Declaration and the Articles of Incorporation. Violators will be notified of the violation and proposed penalty and be given the opportunity to request a hearing if they can show just cause why fines should not be assessed. All fees, charges and penalties imposed by the Board and costs incurred by the Association in enforcing the Rules and Regulations and the By-Laws and Condominium Declaration of the Association shall be charged to the violating owner.

The Board shall have the authority to take any remedial action it deems appropriate in the event of a violation of these Rules and Regulations, the By-Laws, or the Declaration, including assessment of charges and penalties, the filing of a lien, the filing of an action for injunction or money judgment, or filing of a suit for unlawful detainer.

The foregoing Rules and regulations are subject to amendment by the Board of Directors.

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**PENALTY SCHEDULE**

1 <sup>st</sup> Offense:	A written warning.
2 <sup>nd</sup> Offense:	\$100 assessment against the owner of the unit.
3 <sup>rd</sup> Offense:	\$200 assessment against the owner of the unit.
4 <sup>th</sup> Offense:	\$300 assessment against the owner of the unit.
5 <sup>th</sup> and each following Offense:	\$500 assessment against the owner of the unit.