

WILLOW SPRINGS CONDOMINIUMS

COMMUNITY RULES

These rules are put out by the Board of Directors of the Association following the Condominium By-laws. The rules apply to all residents, their families and guests.

General Rules

1. Small breeds of **pets** 20 lbs. and under are accepted. Pets are to be on a leash when outside the home. The person walking the dog is to pick up excrements from the dog. Cats are to be kept indoors. They have a tendency to dig up flower beds to use as their litter box. Dogs kept outside must be restrained from continuous barking. If barking persists, the dog must be kept inside the house so as not to disturb neighbors.
2. No **signs** may be placed in the windows or on any common area.
3. **Trash** All trash **MUST BE placed within the dumpsters**. This **excludes remodeling debris, appliances and furniture**. Please consider if someone else can use what you are throwing away. Salvation Army, Goodwill or similar organizations can be called to pick up what can be used by others. Trash may never be placed, even temporarily, on the front porch.
4. **Toys, bikes, skates, and scooters** are to be stored in the patio area and not on the front porch. To **use bicycles, skateboards, rollerblades and scooters**, use the Trellis Place sidewalks, not the sidewalks in the middle of the complex.
5. **NO GRILLING ON WILLOW SPRINGS PREMISES** per Fire Marshall's ordinance (penalty not to exceed \$2000.)
6. **Children are not to play** in vehicle parking lots or to climb trees or fences.
7. **Team sports** such as soccer, basketball, handball, etc. are not permitted on the grounds or in parking lots. No balls may be thrown, batted or kicked against building walls, nor are they to be bounced on sidewalks or porches.
8. **No garments, rugs or any other items** are to be hung from windows, building parts, fences or shrubberies.
9. **NO ONE MAY ACCESS THE ROOF WITHOUT OFFICE AUTHORIZATION**. If you need a **repair person** to go atop the roof, it needs to be approved by the office.
10. **Antennae and satellite installation** may not be placed on the rooftop and its installation also requires written approval by the Board. All wirings (telephone, cables, internet, etc.) must be attached to the side of the building and not hanging loose.
11. The community has a **yard sale** at least once a year when all are invited to put their items out along Trellis Place.
12. **Locks** are not permitted on the outside of gates. You may place a lock on the inside.
13. **All units shall be used and occupied for residential purposes** except for those designated by the Board of Directors for use as the office for any management agent contracted by the Association. The common elements shall be used only for purposes consistent with the use of single family residences. **Residents need to moderate the noise level** within the immediate vicinity of the unit (**this includes their pets**) so as not to disturb neighbors.
14. Any **Guest(s)** staying on the premises for more than **10** days must be reported to the Office.
15. All **window coverings** must have white linings and be in good condition. No foil, pictures, sun deflectors, or sheets are to be in the windows. Homeowner is responsible for the maintenance and repair of the unit's window and patio door screens.
16. **Window ledges** may not be used for additional storage of non-decorative items. (Soap containers, file folders, etc.)
17. If you wish to install a **patio cover**, your plan must be approved by the Board prior to construction.
18. **Furniture (excluding appropriate patio furniture), car parts and appliances** are not permitted to be stored outside anywhere on your property. Gasoline containers are not permitted anywhere on your property.

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19. **Front porches** may have welcome mats, pottery, plants, plant stands, appropriate patio furniture, wreaths and other items of a decorative nature and in good condition. Cleaning items, sports equipment, trash cans, coolers, strollers, shoes, recycling containers and any other item not of a decorative nature may not be stored on the front porch.
20. **Non-compliance** with any request from the office may subject the unit to non-compliance fees and/or removal fees. Repeat offenses will be subjected to a tier rate in fees.
21. **TENANT RECOMMENDATIONS** If the tenant(s) of a certain unit habitually causes disturbances to the premise and/or is engaged in criminal activities, the Office will strongly recommend the owner not to continue with its lease.

Electric and Water

22. Meters are read at or near the end of each month. Bills will be delivered to you around the 7th of the month. Due date is around the 20th of the month. Checks or money orders are to be made payable to Willow Springs and are to be put in the office drop box, or you can give them to office personnel during office hours.
23. Owners are responsible for these bills if the tenant moves or does not pay for any reason.
24. Bills are to be paid in exact amounts. Shortages will be subject to late charges until the account is paid in full.
25. Should it become necessary to disconnect your electricity for lack of payment, a reconnection charge will be added to the amount due. Full amount due must be paid prior to reconnection.
26. The Office reserves the right to do a water inspection for each unit at least twice a year to ensure that there are no leakages within the unit.
27. Hot water shut-off by request is available each Wednesday between 10AM-2PM for plumbing repairs.

Parking

28. No resident should use the assigned parking space of another resident. A resident has the right to have a car towed by the company we have a contract with if someone parks in their space.
29. No vehicle shall be parked in such a manner as to impede or prevent ready access to the parking space of another.
30. No vehicle may park in the fire lanes.
31. No junk vehicle or other vehicles such as trailers, campers, house trailers, boats or the like shall be kept on the parking lots.
32. Cars must have current registration tags and inspection stickers. Cars must have a Willow Springs parking permit sticker. Any non-drivable vehicle(s) including car(s) with flat tires, missing and/or expired tags and/or stickers, not parked in its assigned parking space(s) will be at risk of being towed.
33. Car washing is prohibited on the complex.
34. **All motorized vehicles (e.g., motorcycle, scooter)** need to adhere to the same regulations as a car. They must be parked within an assigned parking space and a WS parking sticker is required.