

## NOXIOUS, DESTRUCTIVE, OFFENSIVE, AND ANNOYING ACTIVITIES OR NUISANCES

The Declaration prohibits "noxious, destructive or offensive" activities, including things which are or may become a "nuisance or annoyance to any other owner." Declaration, Art. XI, § 11.2. These restrictions are intended to prohibit a wide range of potentially annoying or destructive activities including:

1. Dog waste in any area of the development.
2. Uncontrolled or excessive dog barking.
3. Any loud noise or activity between the hours of 10:00 pm and 7:00 am.
4. Domestic disturbances such as yelling or fighting.
5. Loud music inside or outside any unit or vehicle.
6. Any activity resulting in the police department being called to the development.
7. Damage to any unit or common element of the development.
8. Trash including cigarette butts on patios or any other area of the development.
9. Trash in any area of the development not designated for trash collection including items stacked next to dumpsters within trash enclosures.
10. Recycling stacked next to the recycling bins.
11. Overfilling dumpsters or recycling bins.
12. Any unattended pet within the development.
13. Misuse of bike storage areas to store anything other than bicycles.
14. Blocking access to any common element.
15. Weeds on patios.
16. Unused vehicles parked within the development or street frontage.
17. Parking of any trailer, RV or similar large vehicles for purposes other than Association maintenance, or moving activities.
18. Driving on lawn or planting areas for any reason.
19. Storage of any flammable or hazardous material or fluid, other than propane grills on patios or other areas of the development.
20. Using retaining wall blocks for any purpose.

The Association may add to this list as necessary through its policy, procedure, rule or regulation amendment procedures.

Adopted on February 26, 2011  
Gail Louise Gnirk  
Secretary Gail Louise Gnirk

**PLACEMENT OF SATELLITE DISHES ON GENERAL COMMON  
ELEMENTS**

Federal Communications Commission (FCC) guidelines allow condominium owner's and tenants to locate satellite devices, having a diameter of less than one (1) meter, within units and in areas designated as Limited Common Elements for each unit. Limited Common Elements are shown and defined on sheet 2 of 2, of the Cezanne Court Condominium Map dated November of 2007, and generally provides that "the Limited Common Elements are for the concrete patios adjacent to all units, being the length of the unit and 6.00 feet wide."

Due to the potential for vandalism to satellite equipment and lack of satellite reception from north facing Limited Common Element patio surfaces, the Association adopts this rule in order to specifically permit the placement of satellite devices on the Common Area flat roof surfaces for each building in the development. Satellite equipment shall be installed using a commercially available, pre-manufactured metal frame designed specifically for flat roofs that does not fasten with any through roof penetrations. Equipment shall be located away from the edge of the roof to minimize visibility and shall be installed to prevent any damage to the roof surface. Equipment location shall also not impede roof drainage patterns or stormwater conveyance.

Adopted on February 26, 2011  
Gail Louise Gnirk  
Secretary Gail Louise Gnirk

## DOG WASTE POLICY

Policy: Due to ongoing complaints from owners and tenants about dog waste in lawn and other areas around the development, and due to the safety and health issues related to dog waste, the HOA adopts the following dog waste policy:

Dog owners are collectively responsible for cleaning up any dog waste within the boundaries of the development, regardless of individual pet ownership. Waste must be properly cleaned up immediately following the event. Waste is not allowed to collect for any period of time before it is cleaned up.

Fines for dog waste violations are \$50 for the first offense and \$100 for each subsequent offense. The HOA reserves the right to levy fines individually or collectively among dog owners.

Dog waste signage has been posted around the development and applies to all areas of the development.

Unit owners who rent their units are responsible for coordinating with and communicating information about the dog waste policy to tenants who own dogs.

By creating this policy, the HOA does not assume the role of dog waste monitor or enforcer. If a dog waste situation occurs, the parties concerned are encouraged to address the issue on their own or collectively in neighborly fashion before involving the HOA.

Should ongoing complaints continue, the HOA reserves the right to consider further measures such as dog registration, DNA sampling and testing, or other efforts to control dog waste on the property.

Adopted on February 26, 2011  
Gail Louise Gniik  
Secretary Gail Louise Gniik

## PARKING POLICY

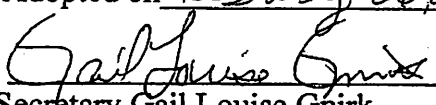
Policy: Due to numerous complaints from owners and tenants about parking availability, and in order to promote a fair utilization of the general common elements by and among the HOA members, the HOA adopts the following parking policy:

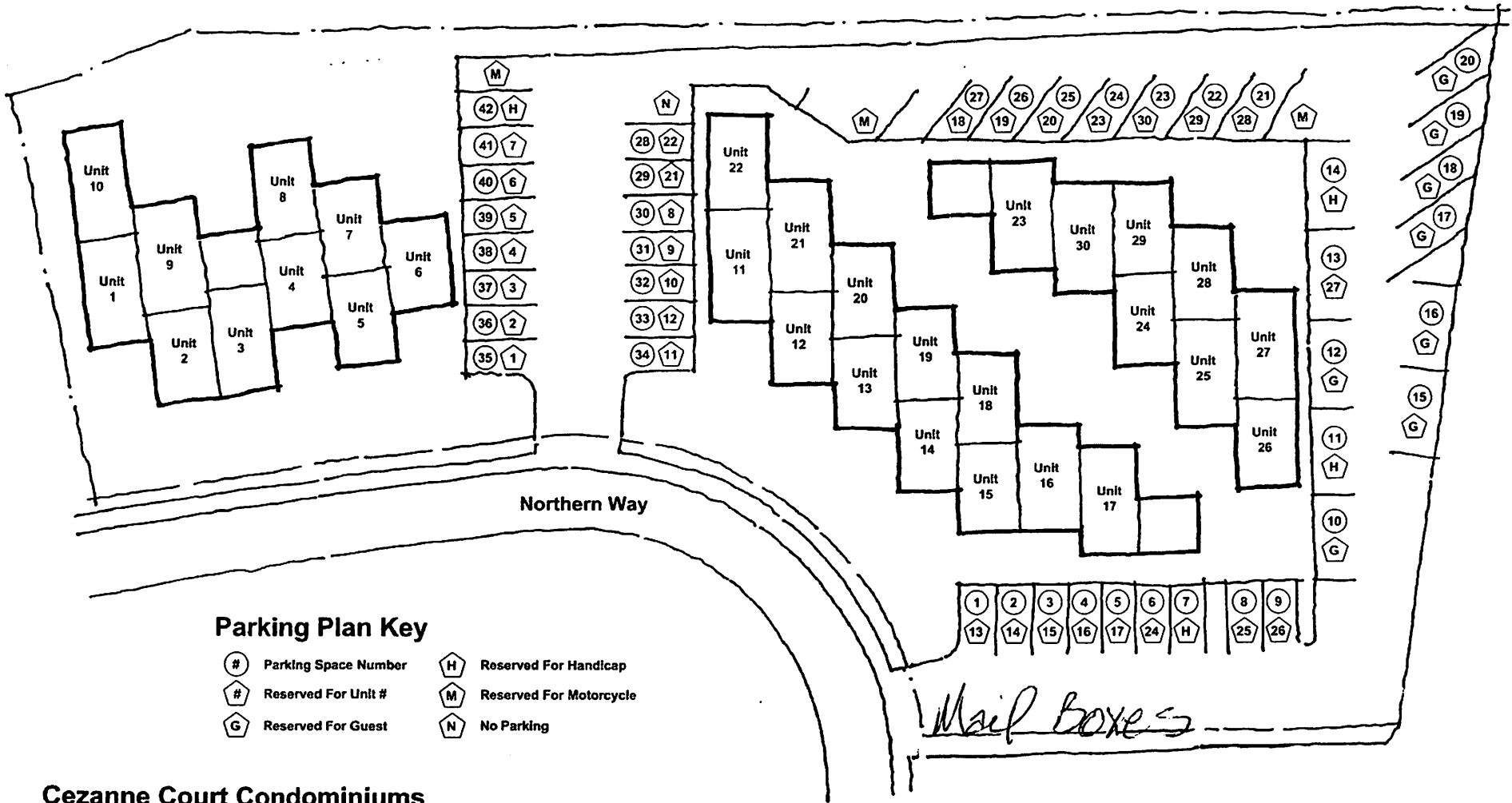
There are enough parking spaces within the development boundary to designate one space per dwelling unit. A parking plan has been created to identify parking assignments and is attached to this policy. Existing parking space numbering was used to reduce cost and may not correspond with the assigned dwelling unit numbers. Guest, motorcycle and ADA spaces are also designated on the plan.

Unit owners will be provided with parking permit stickers. Permits must be visibly displayed in the assigned vehicle's front or rear window. Unit owners who rent their units are responsible for coordinating the distribution of parking stickers to their tenants.

Vehicles that are illegally parked in assigned, guest, motorcycle or ADA spaces will be subject to towing without notice.

The HOA has adopted this policy as a convenience to owners and tenants. It does not assume the role of parking monitor or enforcer. If a parking situation occurs, the parties concerned are encouraged to address the issue on their own in neighborly fashion before towing or involving the HOA.

Adopted on February 26, 2011  
  
Secretary Gail Louise Gnirk



**Parking Plan Key**

- ⊕ Parking Space Number
- ⊕ Reserved For Handicap
- ⊕ Reserved For Unit #
- ⊕ Reserved For Motorcycle
- ⊕ Reserved For Guest
- ⊕ No Parking

**Cezanne Court Condominiums**  
 Parking Plan - 01/01/2011  
 No Scale

*Revised Nov 2014*

## BICYCLE STORAGE ROOM POLICY AND AGREEMENT

Policy: Access is hereby authorized to the undersigned for the express, limited purpose of storing bicycles in one of the bicycle storage rooms located in the development.

In order to be eligible for receiving a bicycle storage room key, the undersigned has received, reviewed and agrees to the following terms and conditions:

1. Bicycle storage is available on a first-come/first-served basis. Capacity is limited and may not be available at all times.
2. Bicycles and bicycle equipment are stored solely at the bicycle owner's risk. Bicycle owners are encouraged to lock property in this area. The HOA assumes no liability for theft, damage or loss to property of any kind including bicycles and bicycle equipment.
3. The bicycle storage room is an HOA General Common Element. The space is available for bicycle storage only. Storage of any other personal items or trash is not allowed and will be subject to fines and other enforcement actions under the HOA's Covenant and Rule Enforcement Policy. The HOA may also, without notice, dispose of items other than bicycles/accessories stored within the space.
4. Bike storage is not allowed in mechanical/boiler rooms adjacent to the bike storage rooms.
5. The undersigned agrees to keep the bike storage space clean and neat, and avoid damaging interior wall, floor or ceiling surfaces or bike racks in any way.
6. The undersigned also agrees to respect the other bicycles stored in the space and to turn off the lights and lock the storage room door after use.

The undersigned agrees to abide by these terms and conditions. If not, the HOA, in its sole and absolute discretion, may revoke bicycle storage room privileges.

\_\_\_\_\_  
Owner/Tenant Signature

\_\_\_\_\_  
Date

Adopted on February 26, 2011  
Gail Louise Gnrk  
Secretary Gail Louise Gnrk

**Cezanne Court Condominiums**

**Bicycle Storage Room Policy & Agreement**

Access is hereby authorized to the undersigned for the express, limited purpose of storing bicycles in one of the bicycle storage rooms located in the development.

In order to be eligible for receiving a bicycle storage room key, the undersigned has received, reviewed, and agrees to the following terms and conditions:

1. Bicycle storage is available on a first come, first served basis. Capacity is limited and may not be available at all times.
2. Bicycles and bicycle equipment are stored solely at the bicycle owner's risk. Bicycle owners are encouraged to lock property in this area. The HOA assumes no liability for theft, damage or loss to property of any kind including bicycles and bicycle equipment.
3. The bicycle storage room is an HOA General Common Element. The space is available for bicycle storage only. Storage of any other personal items or trash is not allowed and will be subject to fines as necessary. The HOA may also, without notice, dispose of items other than bicycles/accessories stored within the space.
4. Bike storage is not allowed in mechanical/boiler rooms adjacent to the bike storage rooms.
5. The undersigned agrees to keep the bike storage space clean and neat, and avoid damaging interior wall, floor or ceiling surfaces or bike racks in any way.
6. The undersigned also agrees to respect others bicycles stored in the space and to turn off the lights and lock the storage room door after use.

The undersigned agrees to abide by these terms and conditions. If not, the HOA in its sole and absolute discretion may revoke bicycle storage room privileges.

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Owner Signature

Date

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Tenant Signature

Date

## SMOKING POLICY

This policy was revised as of Nov 22, 2016 and supersedes any and all other Smoking Policy for Cezanne Court Condominiums.

**Policy:** Due to numerous complaints from owners and tenants about odors inside dwelling units caused by cigarette smoke, marijuana smoke, and/or pipe smoke, and due to trash/butts from the same littering the grounds, and due to the health risks of second-hand smoke from these sources, the HOA adopts the following smoking policy. For purposes of this policy, 'smoking' is defined as being any type of smoking and includes cigarettes, marijuana, and/or pipes.

Smoking is not allowed within any dwelling unit, storage or mechanical space or General Common Area within the development boundary including parking lots, landscaping or courtyard areas, trash storage areas, or the mailbox area.

Smoking within the boundary of the development is only allowed on exterior patios directly adjacent to each unit designated as Limited Common Elements on the recorded condominium map.

No-smoking window stickers will be provided to each unit owner and must be placed in the lower corner of the window nearest the front door of each unit. Unit owners who rent their units are responsible for coordinating and managing the distribution of no-smoking stickers to their tenants and informing their tenants of the restrictions imposed by this policy.

Smokers are responsible for properly disposing of all smoking waste such as ash and cigarette butts in compliance with other HOA regulations.

By adopting this policy, the HOA does not assume the role of smoking monitor or enforcer. If a smoking situation occurs, the parties concerned are encouraged to address the issue on their own in neighborly fashion before involving the HOA.

Adopted on : November 22, 2016

by Paul James Smith