

PALISADES CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

As a unit owner, it is your responsibility to inform all occupants of your unit (guests, family, friends, renters/lessees) of these Rules and Regulations and the penalties for violations.

ALL PROPERTY OUTSIDE EACH UNIT IS COMMON PROPERTY.

VEHICLES

1. Only one vehicle per unit may park in the resident spaces and must display a parking permit.
2. Second vehicles are to be parked in Guest Parking spaces.
3. Vehicles must be fully within their spaces and allow adequate space for opening doors.
4. When parking in a space that has white lines marking a walkway, do not park over the lines.
5. Fire lanes must be kept open.
6. Washing vehicles in the parking area is allowed. Mechanical repairs and adjustments are not permitted. Exceptions: emergency jump starts and tire changing.
7. The cost to repair any damage to the common area pavement will be charged to the unit owner responsible.
8. No boats or trailers are allowed without prior approval of the Board. RVs may park overnight in Guest Parking; however, no electrical or water supply connections may be made to any condominium unit.
9. Special requests for overnight parking must be cleared through the management company.
10. No excessive or dangerous vehicular speed, use, or noise is allowed within the complex.

EXCESSIVE NOISE

1. Radios, TVs, musical instruments, and other sources of noise may not be so loud that they disturb occupants in other units.
2. Loud voices, slamming of doors, heavy walking, running, jumping, bouncing of balls, and stomping on stairs, walkways, and decks are not allowed.
3. Washers and dryers may be operated ONLY between 9:00 a.m. and 9:00 p.m.
4. No excessive noise in common areas is permitted before 8:00 a.m. or after 10:00 p.m.

SMOKING

1. Smoking of any substance on decks, defined as limited common areas, is not permitted.

ANIMALS

1. Any barking must be stopped immediately.
2. Pets are to be exercised outside of the common areas.
3. Pets must be kept on a leash and under the control of a competent person while being walked through the common areas.
4. Any pet mess on the common property must be cleaned up by the owner immediately.

CHILDREN

1. Children should be cautioned regarding excessive noise.
2. Children may not play around or between parked vehicles or in the parking lots.
3. Damage to planted areas and/or lighting of the common property will be charged to the responsible unit owner.
4. Nothing may be thrown or dropped from decks.
5. Children under age 10 are not to be left unattended in a unit.
6. No chalk drawing is permitted in the common areas, including roadways and walkways.

BICYCLES, SKATEBOARDS, AND SCOOTERS

1. Using skates/skateboards, scooters, or bicycles in the roadways is not permitted.

EXTERIOR STORAGE

1. Deck furniture and planters and/or flower pots are the only items that may be stored/exhibited on the decks. No firewood may be stored on decks.
2. Firewood, neatly stacked, may be stored in one half of the space under the ground floor deck of your unit or the unit below yours. DO NOT stack touching the walls.
3. If you use a hose bib, please remove and store your hose so it is not mistaken for association property available to all unit occupants.

CHOPPING FIREWOOD

1. Firewood, Duraflame-type logs, kindling, etc., may not be chopped on unit decks, stairs, or walkways or in common areas. Any damage to these areas from such activities will be charged to the unit owner.
2. Do not place hot fireplace ashes in a dumpster.

FIREARMS/FIREWORKS

1. Our complex is within city limits and the discharge of fireworks or firearms (including BB guns, air rifles, etc.) is prohibited.

LANDSCAPING

1. Planting in common property is to be done only by the landscapers.
2. Planters and flower pots may not be placed on the upper unit walkways or stairs.
3. Any planters or flower pots placed in the common areas are subjected to removal.

WINDOWS, DECKS, WALKWAYS, AND OUTSIDE WALLS

1. In order to preserve the appearance of the condominium complex, the Board of Directors may regulate the items that may be placed in or on windows, decks, walkways, and outside walls that are visible from other units, from the common areas, or from outside the complex.
2. Garments, rugs, laundry, and other items may not be hung from windows, facades, walkways, or decks.
3. No potted plants or other items are permitted on walkways or rail caps.

WATER HEATERS

Any water heater that is replaced must be disposed of by the unit owner.

BARBECUES/GRILLS

Charcoal grills and other open-flame cooking devices may not be operated on decks or within 10 feet of combustible construction.

PENALTIES FOR VIOLATIONS

Violation of the Association Rules and Regulations could result in a fine levied against the responsible unit owner, as specified in the Schedule of Fines.