

Camille Gardens No. 6
a 55+ older Community Condominium Association
Rules & Regulations
Approved by the Board of Directors

An **applicant interview is required** for all prospective purchaser(s) prior to occupancy shall occur. To All Unit Owners, this is a 55 Plus Community with 80% Owner Occupied and 20% Rental Limit 18 to 55

This is to inform you that the Condo Rules have been reviewed by the Board of Directors and are up to date.

1. The maintenance fee for all condo owners is \$105.00 per month (subject to change annually) and due on the first of each month. A Lien may be placed against the property when arrears extend beyond 60 days.
2. No minors under the age of 18 are permitted to be permanent residents.
3. Visitation of children is limited to four weeks.
4. No boats, trailers or motor homes are permitted on the property. Visitors driving motor homes must park on Glendale Ave.
5. Circular clothes lines between houses only.
6. No business signs allowed on the property or business signage on vehicles when parked overnight.
7. Unit Owners shall not permit their premises to be used in any manner that is a disturbance to or a nuisance to others.
8. No parking is allowed on the grass. It is also the owners responsibility to inform your guests of this rule.
9. No storage sheds larger than 4x6 plastic or neoprene sheds and carports cannot be used as a storage place. The carport is not to be used for storage of excess furniture etc.
10. Each owner is responsible for maintaining everything on his property which includes the roof, gutters, downspouts, post light bulb replacement, shrubs, trees and weeds that grow next to the condo. Lawn Maintenance, grass cutting, trimming of trees in the Common Area, weed cutting around drives and sprinklers are the associations responsibility.

11. House cats are allowed. Small dogs that are kept in the house and when walked must be cleaned up after by the owner. While the pet is outside it must be on a leash and not tied up and left to bark and upset unit owners.
12. An amount to be determined each year of the monthly maintenance fee is kept in reserve for painting and paving/seal-coating. If costs are in excess the reserves, unit owners will be accessed for the additional amount to cover this maintenance.
13. Owners only may screen in their front porch when a proper blueprint is approved by the association and a permit pulled on said construction. This must be done before construction begins. All others will be subject to a fine. It is up to the owner to make sure anything that was not pre-approved or permitted be removed.
14. Home owners who rent their units must do so for a period of at least 3 months. No weekly or monthly rentals are allowed. Renters have no say as to the way the association is run.
15. No fences or shrubs shall be erected between units without express permission of the Board of Directors.
16. In case of an emergency the President of the Association may enter the unit. If the President is unavailable and other member of the board can enter or allow emergency personnel to enter. Keys should be made available to the President for this purpose. If there is a problem with a key, please make sure that the President and the Treasurer have a contact number in case of an emergency.
17. There will be no use of neighboring unit's carports without express permission by the owner of the condo. Not more than two vehicles per unit are permissible at any time, excluding temporary visitors.