

EDGEWATER VILLAGE CONDO ASSOCIATION

A BRIEF SUMMARY OF THE COMMUNITY RULES:

1. **PARKING SPACES**: Each unit has one assigned covered space and one uncovered space. Do not back into the parking space. Parking is reserved for licensed, operational vehicles only.
2. **PETS**: Each unit has a two pet limit. They must weigh less than 20 pounds and, when outside, be kept on a leash at all times. All animal feces must be picked up and disposed of in the compactor.
3. **PATIOS & BALCONIES**: They are only to be used for patio furniture and potted plants, not for storage.
4. **POOL**: It is to be used only by residents; guests are welcome if accompanied by the resident. No smoking, food, or alcoholic beverages are allowed in the pool area.
5. **COMPACTOR**: This is only for garbage disposal; any large pieces must be disposed of by the resident.
6. **DUES**: Condo fees are due on the 1st of each month and past due on the 10th. A \$15.00 late fee will be then charged.
7. **CIGARETTES**: Smokers, please dispose of your own cigarette butts.
8. **RECREATION ROOM**: Please schedule two weeks in advance.

EDGEWATER VILLAGE CONDOMINIUM ASSOCIATION

COMMUNITY RULES

For the purpose of promoting the health, safety, welfare, and common good of the association members, the following rules have been adopted by your board of Directors. This is in accordance with Section 11.13 of the Declaration of the Edgewater Village Condominium Association and, in many instances they incorporate provisions already included within the Declarations. These rules shall apply to all Association members as well as their tenants and their guests.

RECREATION FACILITIES

1. Recreation facilities include all the areas within the recreation building. (i.e. saunas,

showers and recreation room). This also includes the pool and pool deck.

2. Guests are allowed in these facilities only when an owner/tenant of that unit is present. The owner/tenant is fully responsible and liable for the actions of his/her guest.

3. All persons using the recreation facilities do so entirely at their own risk. Edgewater Village Condominium Association, the individual owners of said Association, shall not be held liable for any injuries, property damage or death which may result from or during use of these facilities.

4. ALL facility users have an obligation to REPORT any UNSAFE condition immediately to the Association's Board of Directors.

5. Food and non-alcoholic beverages are allowed within the recreation room. Alcoholic beverages are allowed with prior written permission by the Board of Directors.

6. The recreation room must be reserved in advance with a \$100.00 damage deposit, with is fully refundable upon post-use inspection and a \$5.00 maintenance fee. All or a part of the deposit is subject to retention if the premises are found to be damaged or in need of extra clean up. The depositor will be given an itemized list of such deductions. A recreation room reservation includes only the room itself and does not reserve the pool, saunas, etc. for private use. Reservations are made through a Board designee. The room must be vacated and cleaned no later than 10PM.

7. No pets are allowed within the recreation facilities.

8. Smoking is NOT allowed in the recreation area including the pool area.

POOL: POOL HOURS: 9:00 am to 9:00pm.

LIFEGUARDS WILL NOT BE PRESENT IN THE SWIMMING AREA

1. CHILDREN under the age of 18, must be accompanied by an adult (18 years or older) who is the owner/tenant and must be attended at all times whether on the pool deck or in the pool. Unaccompanied children will be asked to leave by any other owner/tenant. NO FOOD is allowed in the pool area. NON-alcoholic beverages and/or water are allowed. NO GLASS CONTAINERS are allowed. SMOKING IS NOT ALLOWED IN THE POOL AREA.

2. Showers must be taken before entering the pool. Sunscreen, suntan lotions, body oil, talc or any other substance other than WATER-PROOF sunscreen, must be showered off prior to entering the pool.

3. Reasonable behavior is expected at all times - on all areas within the Edgewater Village complex and recreation areas. NO running, shoving, splashing or "horseplay" will be allowed. Radios and/or tape players are not allowed at the poolside; however personal

"stereos" with headsets are acceptable. DIVING into the pool is NOT allowed due to the danger involved in such a shallow pool. (11.10)

4. No air mattresses, toys, flotation equipment other than face masks or goggles will be allowed in the pool. This does not include life saving equipment. Only appropriate swimming attire will be allowed in the pool. SWIM DIAPERS are required for babies.

5. Compliance with the above rules will ensure a clean, safe and health environment for all with a respect for each individual's needs and concerns.

6. Violations of the rules will be documented and will be just cause to be denied the use of these facilities.

COMMON AND LIMITED COMMON AREAS

Common and limited common areas are fully defined in the Declarations of the Edgewater Village Condominium Association. They include but are NOT limited to the land and landscaped areas, driveways and parking areas; sidewalks, patios, balconies, windows, stairways and landings.

1. The units shall be used for single family residential purposes only. They shall not be used for visible business purposes and any sign, notice, or advertisement shall be inscribed exposed in the common areas or at any window or their part of the units except such as has been specifically approved in writing by the Board of Directors. (11.1 & 11.8)

2. Each unit is permitted only TWO (2) vehicles to be parked in the complex (including motorcycles et al.). Any exceptions to this rule must be requested in writing from the Board. An approval, if granted, will be put in writing. A designated parking area is available for owner/tenants to work on their vehicles adjacent to the trash compactor. (11.4)

3. Covered and open parking spaces are restricted to use for parking of operational and currently licensed vehicles only. Vehicles shall not be stored on-site. Oil, antifreeze, and other liquid spill from vehicles shall be cleaned up by the vehicle's owner and should be disposed of according to EPA standards. All unit owners/tenants are strongly encouraged to use their designated carport parking space to allow the opened, unassigned spaces to be used by their guests. Guest vehicles shall not be parked on-site longer than 24 hours unless previously arranged with the Board. Vehicles improperly stored or parked in unauthorized spaces will be towed away at the owner's expense after a written warning. (11.3).

4. Common sidewalks, driveways, parking areas, stairways and landing shall be used exclusively for normal transit and no obstructions shall be place therein or thereon except or unless permitted by the Board. Bicycles, skateboards, roller-blades and scooters may not be sued on the sidewalks or driveways (11.4).

5. In order to preserve a uniform exterior appearance of the building and grounds, no exterior painting of structures of ANY kind shall be permitted without the consent of the Board. The addition of any radio or television antennas, signal receptors, solar collectors or the like, will not be permitted without the written consent of the Board. This control extends to screens, doors, awnings, rails or other portions of the units visible to the Exterior.

6. Patios and balconies shall not be used for storage of materials. A limited number of small planters, properly working gas grills, and appropriate lawn-type furniture may be used on the patios and balconies. A small amount of firewood will be allowed if contained in an appropriate manner, not resting against the building, this is to limit bug infestations and decrease the fire hazard. The wood should be tarped over. All walkways and entrances into any unit must remain clear of obstructions on any kind. No garbage or garbage containers will be stored on decks or patios. No washing, clothing, rugs, apparel or other article shall be hung on or in the common and limited common areas.

7. Small dogs and cats under 20#, not to exceed two pets per unit (no other kind of animal allowed) may be kept by unit owners/tenants with the PRIOR written approval of the Board and written permission of the landlord. These animals must be properly licensed, per SPOKANE city law. The Board may require the removal of any animal/pet which the Board in its sole discretion, finds is disturbing other unit occupants. (The dog in condo 16 is grandfathered in to the above rules). The Board may exercise this authority for specific pets even though other pets are permitted. **PET OWNERS ARE REQUIRED TO HAVE THEIR PETS ON A LEASH AND BE IN ATTENDANCE OF THE PET WHILE THE PET IS OUTSIDE AND TO CLEAN UP THEIR PETS FECES IMMEDIATELY.** Cats are NOT allowed to roam outside. Fines may be imposed at the Board's discretion for unattended pets. All the animals' owners shall indemnify the Association and will not hold it accountable for any loss or liability of any kind or character what-so-ever arising from or growing out of having an animal in the condominium area. If an occupant has a complaint about a pet, they must notify the Board in WRITING of such complaint. The owner will be notified and must correct the problem with a reasonable time. If the problem is not appropriately corrected, the Board will notify the owner of the pet, in writing, that they must remove the pet from the premises within two weeks.

8. Nothing shall be altered or constructed in or removed from the common area except upon the written consent of the Board. This includes, but is not limited to changes in the landscaping and outdoor holiday decorations and ornaments, which should be removed within 30 days of the holiday.

9. Garbage shall be disposed of in the compactor. Although the Board encourages recycling, if the recycle bins are full, the recyclable items must be put in the compactor or recycled elsewhere. Large items such as discarded furniture, mattresses, and the like shall be hauled off-site by their owner and at the owner's expense. Owners, tenants and subcontractors (i.e. carpet installers are expected to dispose of their own debris and not

use the Association's compactor).

10. The Recreation Facility and Common and Limited Common area Community Rules shall be given to every owner and made part of every owner's lease agreement with tenants. A receipt will be signed and retained by the Board as acknowledgement that a copy of the rules has been obtained, read and agreement to abide by these rules. All Sub-contractors and Independent Contractors must be licensed and insured.

11. All requests and complaints must be mad to the Board of Directors in writing pri()r."~
to any action by the Board.

APPROVED BY THE BOARD OF DIRECTORS - June 2003

APPROVED BY THE MEMBERS AT THE ANNUAL MEETING