

DILLON TERRACE HOMEOWNERS ASSOCIATION

Rules and Regulations
(Taken from the Association's C,C&R's and By-Laws)

- **Parking**

Each condominium has two assigned parking spaces (see attached diagram) within the common area of the property. The spaces are to be used solely to store or park automobiles, motorized vehicles (including motorcycles) or bicycles. Each vehicle should be parked completely within each marked space so as not to block another unit's parking. When a unit has more than two vehicles residing or visiting the unit, street parking must be utilized. No vehicles shall park in the driveway, except for loading or unloading. Vehicles may not be converted to living areas. *Article III, #6 & 11 (page 13, 16)*

- **Trash Disposal**

Trash, garbage or other waste must be placed in the trash receptacles provided to us by the city. Please do not leave boxes filled with packing materials beside your trash bins. Trash and recycling are picked up by the city once a week. Currently the gardener is kind enough to take the rolling trash bins up to the curb (the board will let you know if this custom changes, thus making owners responsible for taking the bins up to the curb prior to trash collection). Yellow recycling bins are for clean paper, newspaper, broken down cardboard boxes, glass bottles and jars, steel and aluminum cans, and plastic marked with a number 1 or 2. Do not put items in plastic shopping bags. Call the city for more information. It is the responsibility of each unit owner or tenant to return the bins to their spots at the end of each parking area. *Article III, 12 (page 17)*

- **Commercial Use**

No part of the condominium development shall be allowed or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purpose. No signs of any kind may be displayed to the public view on or

from any condominium or from the common area without the approval of the board. The only exception to this is the display of a sign of reasonable dimensions advertising a condominium for sale or rent. *Article III, #2 & 7 (page 11, 14)*

- **Unit Maintenance**

Each owner of a condominium is responsible to maintaining his or her unit, including interior walls, ceilings, windows and doors. Windows may be covered only by drapes or shade and may not be painted or covered by foil, cardboard, or other similar materials. Maintenance of exterior paint, roofs, plumbing connecting units and common area to the city water and sewer system is the responsibility of the association. Plumbers or other repair personnel must be summoned by someone on the board. Renters must alert the owners from whom they are renting, or a member of the board, if there are any problems. *Article III, #3 (page 12)*

- **Pets**

No animals, reptile, rodents, birds, fish, livestock or poultry shall be kept in any condominium or elsewhere within the development except that domestic dogs, cats, fish and birds inside bird cages, may be kept as household pets within any unit, provided they are not kept, bred or raised for commercial purposes, or in unreasonable quantities. Each person is liable for their pets. *Article III, #10 (page 15-16)*

- **Homeowners Dues**

Each unit owner is expected as pay homeowners dues each month. The payment is due on the first day of each month and considered late after the fifteenth of the month. Owners may mail their payment to the Treasurer or drop it in the mailbox at his/her residence. *Article VI, #7 (page 34-35)*

- **Fines and Compensations**

Each infraction of the Dillon Terrace HOA Rules and Regulations by an owner or renter shall carry a fine of \$25 and may lead to a suspension of voting rights for up to 30 days for the unit owner. *Article IV, #3 (page 21-22)*