

WILLOW HEIGHTS CONDO ASSOCIATION

RULES OF ASSOCIATION

PARKING:

Only two permanent vehicles per unit.

Guest parking is at the end of each road between buildings.

Overflow parking is located at the ends of buildings 3, 4 and 5.

Vehicles should be parking in garage, driveways, or parallel, next to the driveway.

Please do not encroach on your neighbor's area.

Snow machines, trailers and 4-wheelers must be parked in your garage.

PARKING VIOLATIONS:

1st complaint will result in a Warning Letter to the owner of the unit.

The vehicle must be moved within **10 days**.

If the vehicles are not moved within **10 days**, there will be a **\$100.00** fine to the owner.

Fines must be paid within **30 days**.

GARBAGE PICK UP:

Garbage cans cannot be out more than **24 hours** before pick up and must be removed within **24 hours** after pick up.

Do not leave personal garbage in common areas.

Pick up cigarette butts.

PETS:

All dogs must be on a leash **at all times**.

Pick up after your animal(s)

SPEED LIMIT:

Speed limit is 15 miles per hour in the Willow Heights Condominium Association

QUIET HOURS:

Quiet hours are from **10pm to 8am**.

Please be respectful of your neighbors, keep stereo/TV volume to a reasonable decibel.

LATE FEES:

Payment must be made by the **10th** of each month, if not a late fee of **\$15.00** will be assessed.

Homeowner will receive a letter stating they are late on their dues and how much if payment is not received after 30 days.

The homeowner has **10 days** from when the letter was mailed to contact the Association Manager or Board Treasurer to set up a payment plan.

If a payment plan is not set up within the 10 days, the Board of Directors will send the homeowner to the association attorney for collection. Homeowner will be responsible for all fees associated with collection.

PLAY AREAS/CHILDREN:

Personal property/toys may not be left in the common areas or in other owner's driveways. Parents or occupants shall be responsible for damage to the common areas and the units caused by their children or their visitor's children. This is to include septic pipes, septic cover and the biocycle. Designated play areas are fenced back yards or area east of the buildings.

VIOLATIONS:

A 30.00 NSF fee for the association, effective 08/01/2013 will apply.
1st complaint will result in a warning letter to the owner of the property.
2nd complaint will result in a \$100.00 fine to the owner.
Fines must be paid within 30 days.

COMMUNICATION:

All communication must go through Association Manager, either by phone, text or email. Fines for violating: 1st warning letter, 2nd 25.00 fine, each violation after will increase by 25.00

APPEAL PROCESS:

Appeals must be made in writing within **10 days of the Warning Letter**.
Homeowner must appear in person at the next scheduled board of directors meeting.

REPORTING VIOLATIONS:

To report a violation, you may call, write or email the Association Manager. You will remain anonymous.