



# BEGICH TOWERS, INC.

Condominium Association of Apartment Owners  
P.O. Box 725 • WHITTIER, ALASKA 99693  
Office & Fax (907) 472-2484 Maintenance (907)472-2436

The purpose of these House Rules is to provide the owners of Begich Towers apartments with maximum enjoyment of the premises, protect them from annoyance and nuisances, and advance the reputation of Begich Towers, Inc. These house Rules may be amended by the Board of Directors.

The full authority and responsibility of enforcing these House Rules is delegated to the manager or designee by the Board of Directors. All occupants, tenants, and their guests are bound by these rules. Neither the Board of Directors nor the Manager or designee is responsible for any non-compliance or violation of these rules by the occupants, tenants, or their guests.

**"ANY PERSON (S) VISITING BEGICH TOWERS FOR ANY REASON MUST ABIDE BY BEGICH TOWERS HOUSE RULES. ANY VISITOR(S) VIOLATING THE HOUSE RULES MAY BE ASKED TO LEAVE THE PREMISES."**

## NOTE

**EFFECTIVE NOVEMBER 26, 2007, THE ASSOCIATION'S  
"AMENDMENT TO DECLARATIONS FOR THE BEGICH TOWERS CONDOMINIUMS  
(Prohibition of Dogs)"**

Repealed the language of Section 7(e) of the Declaration in its entirety and amend it to read as follows:

**ABSOLUTELY NO DOGS SHALL BE PERMITTED ANYWHERE WITHIN THE PROJECT.**

Units which have officially registered dogs prior to the date of recording this amendment shall be "grandfathered" with respect to the particular dog(s) currently residing within the unit ONLY, according to the terms of this paragraph. Owners must renew their registration with the association (meeting all applicable requirements according to the house rules as amended from time to time) on an annual basis, and any lapse in registration will result in termination of grandfather rights. Each "grandfathered" dog shall thereafter be permitted to continue residing within the project for the duration of the pet's natural life. Notwithstanding the above, the association may terminate residency of any pet deemed to be a nuisance, and the board's determination of whether any pet is a nuisance shall be conclusive. Association records with respect to "grandfathered" dogs shall be conclusive, and each owner is responsible for ensuring that registration of their existing dog(s) is continuously maintained.

### **A.) GENERAL PROVISIONS**

- (1) No occupant, tenant, or their guests shall make or permit any disturbing act in the building or on the grounds or do or permit anything to be done that will interfere with the rights, comfort, health, safety, or convenience of other occupants, tenants or guests.
- (2) No loud or disturbing noises are permitted before 8:00 A.M. or after 8: P.M. (updated April 12, 2014)
- (3) No rugs shall be beaten in the passageways, nor dust, rubbish, or litter deposited in the common areas or on the grounds.
- (4) No objects will be thrown from the windows.
- (5) No person is permitted to play on the stairways, lobbies, walkways, passageways or elevators.
- (6) No bicycles, tricycles or toys shall be ridden or played with in the stairways, lobbies, walkways, passageways or elevators.
- (7) Occupants, tenants and their guest are not allowed to operate any machinery or appliance which shall overload the electrical circuits. No dangerous activity which would pose a threat to occupants, tenants or their guests is allowed.
- (8) Extra precautions need to be taken when fish, fishing gear, wet suits, diving gear, boots, and any other items that may leave water or fish slime on the floors in the common areas are brought into the building. No wet or slimy gear may be left in the halls or common areas at any time. If you do drip water or fish slime in the building, you must immediately clean up after yourself or call maintenance for assistance. (Adopted April 13, 2007)
- (9) The Owners of all Apartments or locked areas, Commercial sites, etc., will provide B.T.I. Management with the necessary key(s) or individual to contact (must be physically available) to enter the areas for Emergency Purposes, and/or approved Maintenance. Whenever a B.T.I. employee enters a subject area(s), that employee will be accompanied by at least one other approved person. When leaving the subject area(s) a notice will be left in a conspicuous place notifying the owner of the reason for entry. A Log Book with date, time, reason and solution for all such entries must be maintained by BTI.
- (10) B.T.I. will not manage or issue key(s) for any reason other than those stated above except for lost or "locked in" keys of tenants or owners in which case B.T.I. may charge a fee as determined by the Board of Directors. The key(s) needed by non B.T.I. personnel such as renters, real estate agents, etc., will be provided by and controlled by the owner. Under special circumstances B.T.I. personnel may issue a key(s) if authorized in writing by the owner. A fee will be charged as designated by the Board of Directors.

- (11) It is illegal to tamper with any fire alarm, fire prevention device or fire extinguisher. They may only be used for their intended purpose. Any violation is subject to the maximum fine allowed by law.
- (12) The use of skateboards, roller skates, roller blades, and ice walkers are prohibited in the building. The staff will provide chairs in the exits for putting on ice walkers during the winter months.
- (13) All common areas, within the apartment building (including the basement and tunnel), and steam plant building are 'smoke free' areas. Smoking is limited to inside the various apartment units. (Adopted March 7, 2008). Common areas are those areas in the building that anyone may access at any time, e.g. stairwells, hallways, passage ways, elevators, etc. Also included are the locked areas listed under "I", (Homeowners Lounge, etc.) these are areas that homeowners can have access by reservation. Areas operated or controlled by BTI Management are not common areas, which includes but is not limited to the BTI Office, Maintenance areas, electrical/boiler/mechanical areas, etc.
- (14) No sign of any kind shall be displayed to the public view on or from any unit or the common areas, without the prior consent of the Board. (Section 7 (d) of Declarations). This does not include signs posted by BTI Management within the scope and course of their management responsibilities.
- (15) Children under the age of 6 must be with an adult or older sibling, especially on the elevators and other common areas.
- (16) Effective October 1, 2020, a \$50 fine will be issued to any person age 3 and up found in the common areas of the BTI without a mask on. (added September 24, 2020)

## **B.) OFF LIMIT AREAS**

- (1) The roof of the buildings.
- (2) The mop closets located on each floor.
- (3) The mechanical rooms throughout the building.
- (4) The electrical rooms throughout the building.

## **C.) ELEVATORS**

- (1) Emergency stop switches shall be used only in an emergency.
- (2) The tops of the elevators shall not be used to move any materials.
- (3) No items shall be left on the elevators without a person accompanying the items.
- (4) No jumping, playing with the controls, or smoking in the elevators.

(5) Fines for elevator violations will be a minimum of \$100.00.

#### **D.) LAUNDRY ROOMS**

(1) Assignment of Laundry Rooms is under the authority of Begich Towers Management.

(2) Begich Towers laundry room facilities cannot be altered without consent from the manager or designee.

(3) Laundry room users are responsible for keeping them clean. Failure to do so may constitute loss of laundry room.

(4) Laundry rooms shall not be used for storing personal items. Laundry soaps, bleaches, dryer sheets, etc. used in washers or driers may be stored in the laundry rooms.

(5) All dryers must be properly vented to existing fixtures.

(6) UPON THE SALE OF AN APARTMENT THE LAUNDRY ROOM FACILITIES SHALL NOT GO WITH THE APARTMENT AND SHALL BE RELINQUISHED UPON COMPLETION OF SALE.

(7) BTI management will issue and maintain laundry room door codes for emergency purposes, maintenance, electrical fires, floods and for monitoring house rules relating to laundry rooms.

(8) Because laundry room beneficiaries occupy the common areas not available to all owners, and in addition, receive electrical power, hot water, and maintenance, the beneficiaries will be charged a monthly fee as may be determined by the Board of Directors.

(9) Laundry room users must install a washer and dryer within ten (10) days of receiving their laundry room space assignment or the Assignment will be automatically forfeited and the space reassigned to the next homeowner on the list. Washers and dryers must be in operating condition at all times. In the event a machine should fail, it must be promptly repaired or replaced.

(10) Laundry room assignments are not to be traded between assignment holders without approval of BTI Management. If any assignment holder wishes to trade spaces they must make written application to the BTI office. Unauthorized trading of assigned spaces will result in the automatic forfeiture of both assignments and the spaces involved will be reassigned to the next homeowner on the list.

(11) In the event an owners laundry room assignment is terminated for any reason and the owner fails to remove their laundry equipment from the laundry room as required, the items will be removed by BTI and stored in the associations impound cage. An impound fee of \$50.00 will be assessed the unit owner together with a storage fee of \$25.00 per month until said items are claimed or sold.

(12) BTI's common plumbing and electrical facilities are not designed nor rated to support laundry room equipment within private units. WASHERS AND DRYERS MUST BE INSTALLED IN APPROVED LAUNDRY ROOMS AND ARE NOT PERMITTED WITHIN INDIVIDUAL APARTMENTS.

(13) Any homeowner that is ~~90~~ 60 days delinquent will lose laundry room privileges after ten (10) days written notice.

#### **E.) STORAGE CAGES**

(1) Assignment of Storage Cages is under the authority of Begich Towers Management.

(2) Storage cages are assigned on a first come basis. A homeowner must put their name on a list in the Begich Towers Office.

(3) Only one cage shall be assigned to an apartment. If supply exceeds demand, extra cages may be assigned to those requesting additional space. When a cage is assigned to a homeowner, the cage MUST be occupied with ITEMS and the cage door secured with a lock within ten (10) days of assignment, or the cage shall be reissued to the next person on the waiting list.

(4) UPON THE SALE OF AN APARTMENT, THE CAGE SHALL NOT GO WITH THE SALE OF THE APARTMENT AND SHALL BE RELINQUISHED UPON COMPLETION OF SALE. A CAGE SHALL NOT REVERT TO ANOTHER APARTMENT OWNED BY THE SAME HOMEOWNER.

(5) Any homeowner that is ~~90~~ 60 days delinquent will lose cage privileges after ten (10) days written notice.

(6) In the event an owners storage cage assignment is terminated for any reason and the owner fails to remove their stored items from the storage cage as required, the items will be removed by BTI and stored in the associations impound cage. An impound fee of \$50.00 will be assessed the unit owner together with a storage fee of \$25.00 per month until said items are claimed or sold. (Adopted October 11, 1996)

(7) BTI will assess a fee for the storage cages.

#### **F.) FREEZER ROOM**

(1) Assignment of Freezer Room space is under the authority of Begich Towers Management.

(2) All freezers shall be signed up at the BTI office and given a number. Any person that neglects to sign up a freezer or put the assigned number on the freezer within ten (10) days, the contents and freezer shall be confiscated.

(3) Number assigned shall appear on the freezer in plain view.

(4) One freezer per apartment shall be put in the freezer room.

- (5) UPON THE SALE OF AN APARTMENT, THE FREEZER SPACE SHALL NOT GO WITH THE SALE OF THE APARTMENT AND SHALL BE RELINQUISHED UPON COMPLETION OF SALE. A FREEZER SPACE SHALL NOT REVERT TO ANOTHER APARTMENT OWNED BY THE SAME HOMEOWNER.
- (6) Because freezer room beneficiaries occupy the common areas not available to all owners, and in addition, receive electrical power, the beneficiaries will be charged a monthly fee as may be determined by the Board of Directors.
- (7) Any homeowner that is ~~90~~ 60 days delinquent will lose freezer room privileges after ten (10) days written notice.
- (8) Freezer room space may only be assigned to unit owners. Unit renters may use the space assigned to the unit owner with the owner's permission. However, the unit owner will be liable for any damages that may occur as a result of use of their space.

## **G.) GARBAGE**

- (1) All garbage shall be secured in leak proof containers before taking to the garbage room. Total weight shall not exceed 25 lb per container.
- (2) Garbage shall only be placed in the proper containers provided in the garbage room.
- (3) Boxes shall be broken down before putting in the containers.
- (4) Furniture, appliances, wood, carpet, etc. are not considered garbage and are not to be disposed of in the garbage room or compactor.
- (5) For safety, no child under the age of ten (10) shall be allowed in the Garbage Room unless accompanied by an adult." (Adopted 7/31/10)

## **H.) WET ROOMS**

- (1) Occupants using the Wet Rooms are responsible for cleaning up after themselves. Maintenance/Custodial staff has 'overall' responsibility for the wet rooms.
- (2) No items other than wet gear shall be left in the wet rooms, EXCEPTIONS: A. sleds & skis allowed between from November 1 through April 15. B. Bikes & tricycles, strollers and baby carriages are allowed all year. C. A notice will be placed on the entry to the Wet Room, with date for the inappropriate items to be removed. (Adopted 7/31/2010)
- (3) Items other than those stated above, shall be removed by BTI and stored in the impound cage area. An impound fee of \$50.00 will be assessed the unit owner, together with a storage fee of \$25.00 per month until said items are either claimed or sold.
- (4) Begich Towers shall not be responsible for stolen items.

## **I.) HOMEOWNERS LOUNGE~HOBBY ROOM~CULLUM ROOM~PTARMIGAN ROOM**

- (1) Reservations of these rooms must be made by homeowner during BTI office hours and include date and time of usage not to exceed 24 hours.
- (2) Reservation of these rooms must be made by a Homeowner and is STRICTLY for the use of BTI Homeowners and their guests. Homeowner MUST be present at all times during use.
- (3) A combination will be given the homeowner making the reservations. Clean-up is the sole responsibility of the homeowner who will contact office staff upon completion for inspection.

## **J.) CARTS**

- (1) Carts have been provided for the convenience of people living in Begich Towers.
- (2) Carts shall be used only for the loading/unloading of personal items from vehicles.
- (3) All carts are to be returned to the loading dock within 30 minutes after use. A fine of \$50.00 will be assessed if the carts are not returned within the 30 minute time period.
- (4) Residents are encouraged to contact BTI staff if they witness BTI carts inside condos.

## **K.) LOADING DOCKS**

- (1) The loading docks shall not be used for storage.
- (2) Items left on the loading dock shall be subject to immediate removal and confiscation and fine.
- (3) Vehicle shall not be left at the loading dock area in excess of 30 minutes after unloading. Fine of \$50.00 if violated.
- (4) Vehicles are not allowed to be left running while sitting in the loading dock area. (Adopted December 14, 2007)
- (5) Unattended vehicles will not be left running in the Loading Dock area. (Adopted 7/31/10)
- (6) No vehicle maintenance of any kind shall be performed in the Loading Dock area. (Adopted 7/31/10)

## **L.) BULLETIN BOARDS**

- (1) All posted items must have prior approval by the BTI office and be dated with posting date. Posted items must be removed, or renewed, within 30 days of the posting date at the discretion of the Building Manager.

## **M.) OCCUPANCY**

- (1) The occupancy of any apartment shall not be in excess of the number of persons allowed by any applicable City or State ordinance, regulation or law. Check with Fire Marshal and insurance carrier.
- (2) Apartment owners are responsible at all times for the reasonable conduct of all persons visiting their unit. When requested by the Manager or designee to take action with respect to the conduct of all persons in an owners, or tenants unit, the owner or tenant shall promptly comply. The Manager or designee is authorized to remove offending person(s) from Begich Towers.
- (3) Owners and tenants are responsible for the action of their children and/or guests to adhere to ALL HOUSE RULES.

## **N.) PARKING AREAS**

- (1) All vehicles parked on BTI property shall have and maintain proper registration, licensing, insurance and be kept in operating condition at all times (road worthy).
- (2) Parking on BTI property is by permit only. Parking Permit Tags must be displayed on vehicles at all times vehicle is on BTI property. Parking Permits Tags may be obtained by ~~apartment owners~~ residents from the BTI office. A permit fee (in an amount periodically set by the Board of Directors will be charged for each permit tag issued). Parking on BTI property by unauthorized vehicles shall result in a \$50.00 per day fine and/or booting or immediate towing at owners expense. (Adopted 6/30/10). A vehicle that is booted will be charged an additional \$100 to remove the boot between 8:00 AM and 5:00 PM. For other times an additional call out fee will apply.
- (3) Only one handicapped parking space may be utilized for one handicapped person. If a family with a handicapped person has more than one vehicle, only one vehicle can be parked in the handicap parking area. A \$50.00 fine/incident will be assessed and a boot or towing at owners expense may occur. (Adopted 7/12/14)
- (4) Occupants shall park their vehicles only in the designated areas.
- (5) Occupants are responsible for the proper parking of their guests, ensuring that the guest has a proper parking permit. Visitor parking will be designated ORV/Visitor Parking May-November
- (6) No tour busses are allowed to be parked on the premises.

- (7) No vehicle in excess of 25 feet in length is allowed to be parked on ~~the premises~~. BTI controlled property. Can pay to park in the Camper Parking Area to the West of the BTI building.
- (8) Vehicles shall be removed from the loading dock areas after unloading vehicles within 30 minutes or will be subject to a fine of \$50.00.
- (9) Parking on the sidewalks or front yard is not permitted.
- (10) All vehicles must be removed for snow removal when notice is posted. Fines can apply.
- (11) Limit two (2) vehicle per unit starting January 1, 2020 and must bring current registration and insurance. ( Added Sept. 18, 2019). Any additional vehicles over two per unit will be charged \$100/vehicle and must park in the ORV/Visitor parking area.
- (12) No vehicles shall be stored on the BTI premises. A vehicle shall be considered stored unless it is properly licensed, and capable of driving on a public street and, moved at least once within a 30 day period.
- (13) No boats, (i.e., homemade canoes, rowboats, rubber rafts, air boats, speed boats, any boats) shall be parked or stored on BTI property or BTI parking areas. These may be parked during May-November in the ORV/Visitor parking area, if space is available, and at a cost of \$5.00/day.
- ~~(14) No trailers, (i.e., homemade trailers, boat trailers, camping trailers), shall be parked or stored on BTI property or BTI parking areas.~~
- (15) Overflow ORV/Visitor parking in the ORV/Visitor parking area requires a parking permit. Boat/trailers cannot not use this lot if their length is more than 25 feet
- (16) Visitor parking permits MUST be obtained by the resident sponsoring the visitor, from the main office BEFORE the visitors arrives. Fee for visitor parking is \$5.00/day. A visitor may not come to the office and request a parking permit, only the resident being visited may apply for and pay for the visitor parking permit. Visitor parking is in the ORV/Visitor lot across the street.

**O.) RENTERS**

- (1) All renters will register with the BTI office prior to occupancy of an apartment in BTI or when moving from one apartment to another within BTI.
- (2) Owners or designee are responsible to see that this is done. Minimum of \$50.00 fine for violation.

**P.) ASSESSMENTS**

- (1) The Manager or designee can levy an assessment of not less than \$50.00 per violation of these House Rules, unless otherwise noted. Assessments can be levied daily until the violation is corrected. Owners will be assessed when their tenants or guests are in violation of the House Rules.
- (2) A repeat of the same violation will cause a levy of double the assessment or not less than \$50.00.
- (3) The Manager or designee will send the apartment owner a notice of violation if one occurs. One copy of the notice shall be filed in the office.
- (4) Any owner receiving a violation notice and fine shall have the right to an appeal at the next regular meeting of the Board of Directors.
- (5) The decision of the Board of Directors is final. In the event the owner fails to appeal the violation at the next regular Board of Directors meeting or meeting designated in the violation notice, the assessment will be binding.

#### **Q.) MAINTENANCE & REPAIR**

- (1) The common elements include but are not limited to the exterior surfaces of the building, doors (except apartment doors), passageways, stairways, laundry rooms, wet rooms, mop closets, mechanical rooms, roof, electrical rooms, basement and power house. No alterations, repairs, installations or changes shall be made to these areas without prior written consent of the Board of Directors.
- (2) The Board of Directors is responsible for the repair and maintenance of the areas in section "I"(above). When common areas are damaged by an occupant, tenant or guest, they are responsible for the prompt payment of the cost of the repairs. The management shall repair damages caused by breaks in the utility lines. If an occupant, tenant or guest damages an apartment owned by another, he/she is responsible for the cost of repairs. Apartments are bought on an "as is basis."
- (3) Repair and maintenance of apartment interiors is the responsibility of the owners. Owners must maintain their apartments, equipment and fixtures in such a manner as to not interfere with the right to which other occupants, tenants and guests are entitled.
- (4) All construction companies or workmen doing repairs or remodeling work on or in the Begich Towers common areas shall furnish the Manager or designee with a copy of their certificate of adequate liability insurance and bonding in the amount of the total contract price of the repair work or remodeling prior to starting any work in or on the Begich Towers.
- (5) Every commercial space shall at all times be in good repair and kept in good order and condition. This means floor painted, mechanical and electrical equipment in good repair, and includes all plumbing, light fixtures, doors, windows, interior walls, ceilings and all other accessories belonging to each commercial space. This is especially needed if the

commercial space is visible to passers-by. Failure to do so will result in one warning stating what needs to be repaired/fix and the date certain for the repair/fix to be accomplished. After the warning, progressive fines of \$100, \$500, \$1,000 for each uncorrected offense. (added May 21, 2015)

## **R.) PETS**

1. All provisions of the amended Section (7e) of the Association's Declarations are hereby made a part of the house rules and will become effective as of the date of recording of same in the Anchorage Recording District, Third Judicial District, and State of Alaska. (Adopted September 14, 2007 and Reaffirmed by Association Ballot on July 31, 2010) The amendment reads as follows:

Units which have officially registered dogs prior to the date of recording this amendment shall be "grandfathered" with respect to the particular dog(s) currently residing within the unit ONLY, according to the terms of this paragraph. Owners must renew their registration with the association (meeting all applicable requirements according to the house rules as amended from time to time) on an annual basis, and any lapse in registration will result in termination of grandfather rights. Each "grandfathered" dog shall thereafter be permitted to continue residing within the project for the duration of the pet's natural life. Not with-standing the above, the association may terminate residency of any pet deemed to be a nuisance, and the board's determination of whether any pet is a nuisance shall be conclusive. Association records with respect to "grandfathered" dogs shall be conclusive, and each owner is responsible for ensuring that registration of their existing dog(s) is continuously maintained. Visitors dogs must be registered with the city and with BTI. A refundable fee of \$200 will be required.

2. Effective February 1, 2007, all dogs and cats residing or visiting at BTI must be registered with the BTI office. Registration must include a photograph of the dog or cat and proof the dog or cat is in full compliance with the licensing requirements of the City of Whittier as set forth in Chapter 6.04 of the Whittier Municipal Code. REGISTRATION MUST BE KEPT CURRENT WITH BTI ON AN ANNUAL BASIS. (Adopted November 10, 2006)
3. Effective February 1, 2008 a \$10.00 per dog registration fee will be charged for the annual registration renewal. At the time of annual registration, the pet owner must present BTI with a copy of a veterinary statement showing the required inoculations for that pet. BTI will attempt to remind each dog owner of their annual renewal date however, failure to receive such notice from BTI does not relieve the dog owner of the obligation to renew in a timely manner. FAILURE BY THE DOG OWNER TO KEEP THE REGISTRATION CURRENT WILL RESULT IN THE PERMANENT EVICTION OF THE DOG FROM BTI. (Adopted September 14, 2007) There will be a pet deposit of \$150.00 for each dog. Dog owner will sign a contract stating they have read and accept the BTI dog rules. This contract must be completed by the homeowner, if the dog owner is a renter. This deposit will be required at the time the animal begins living at the BTI. For animals living at the BTI prior to these revised dog rules, the dog owner will have up to 3

months to pay the deposit. This deposit has no effect on any deposits required of renters by the condo owner.

4. The deposit will be held during the time the animal is in residence. It will be fully refunded to the owner unless there have been unresolved fines deducted. Should fines be assessed against the pet owner (homeowner or renter) for violation of the dog rules, the deposit be used up in fines, the dog owner will be required to pay an additional \$300.00 and sign a new contract. If renter have unpaid fines, the homeowner will be charged for these unpaid fines on their monthly dues statements.
5. There will be no more than two dogs per unit.
6. The apartment owner shall be absolutely liable to the Association, each and all owners, their families, guests, and invitees, for any damage to persons or property caused by any pets brought or kept upon BTI property by an owner, or by members of their family, guests, licensees or invitees.
7. All pets must be either kept inside the owner's apartment or carried by a person or on a leash being held by a person capable of controlling the animal while on BTI property.
8. Pet owners shall not allow their pet(s) to defecate or urinate on BTI property (inside or outside). Should a pet defecate, urinate or vomit on BTI property, the owner will be responsible for cleaning up after their pet(s). If the pet owner is unable to take their pet off property, they are responsible for obtaining another individual to take care of the pet's needs. A Fifty Dollar (\$50.00) fine shall be assessed for the first offense. There after the fine will be doubled for each continuing infraction, ( \$50, \$100, \$200, \$400) until \$400, then the dog will be banned from BTI property. (Adopted February 15, 2017)
9. Owners must maintain strict control of their pet at all times to insure the animal does not exhibit any aggressive behavior towards any person or other animal on the premises. The leash/restraint must be no longer six (6) feet. As in the section above, first offense is Fifty Dollars (\$50), doubling with each additional infraction until \$400 is reached, then the dog will be banned from BTI property. (Adopted February 15, 2017)
10. When a complaint is received concerning aggressive pet behavior, The Board of Directors, at it's sole discretion, may require the owner to muzzle the pet at all times when the pet is outside the owners apartment and on BTI property, prohibit the pet from riding in the elevators, and or permanent removal of the pet from the premises.
11. At its sole discretion, the Board of Directors may require the permanent removal of a pet from the premises if the pet is involved in repeated violations of any pet rules.
12. There will be no grooming of pets in common areas.

~~Presently, no new dogs will be permitted to be registered after April 31, 2014, unless an appropriate medical document is presented to the general manager noting medical reasons for the dog residing at the BTI. (This will not be needed if the present declaration pet rules are amended).-(Deleted February 15, 2017)~~

13. Fines for dog urination or defecation will be doubled if the dog owner permits the dog to urinate/defecate on any sidewalk or path on BTI property. This is a health hazard.  
(Adopted February 15, 2017)

Initial House Rules Adopted at the March 11, 1991 Board of Directors meeting and then fully revised May 12, 2006 incorporating Additions and Modification made over the years. Subsequent Additions and Modification after May 12, 2006 will be dated as noted ( ).

**BEGICH TOWERS, INC. IS UNDER THE ALASKA STATUTES  
CHAPTER 07 HORIZONTAL PROPERTY REGIMES ACT.**