

EXECUTIVE HOUSE CONDOMINIUMS
RULES AND REGULATIONS
Revised May, 2010

1. Small pets such as lap dogs, cats, hamsters, or fish will be allowed, as long as the following guidelines are met: You may have one animal and/or 100 total gallons of aquarium space. No animal may exceed 25 lbs. Cats may not be allowed outside of the residence unless being transported in a carrier or on a leash. Dogs must be kept on a leash at all times when not in residence. Dogs must be walked in designated areas behind building D. No animal may be left on the balcony. All animal feces must be discarded immediately and properly whether inside or outside of residence. Any animal may be required to be removed from any residence if the noise or smell is considered to be excessive and or inappropriate by the HOA board. Any service animal that does not meet these requirements will be subject to approval by the EHC board of directors. Failure to meet these guidelines will require the same fine as any other violation of the rules and regulations of EHC. However, 3 violations in any given year may require the removal of the animal from the residence. Any damage to common property by any animals (or aquarium water) must be repaired at the owner's expense. .
2. Quiet hours are from 10 pm until 7am. (Please do not use your vacuum cleaners or clothes washers during this time period.)
3. Owners/tenants shall not cause or permit any unusual, obnoxious or offensive noise, music or behavior from their condo units.
4. No running, jumping, bouncing balls or horseplay in the buildings at anytime. This includes the foyers, hallways, individual condo units, and balconies.
5. All radios, televisions, etc., must be turned down to a level of sound that does not annoy or interfere with other condo owners/tenants at all times.
6. No slamming of the entrance door to each condo unit. Please adjust the door if needed.
7. No door mats in the hallways. Decorative Items hung on your hallway condominium door must not protrude more than three inches from the door. Any decoration must be securely fastened, must be appropriate for the season, removed when the holiday season has ended, and may not exceed 600 square inches. Decorations should never be placed in the common area.
8. Musical instruments may be played inside the condominium but must be at a volume that does not annoy or interfere with other residents. Any instrument that is considered Loud (Drums, Trumpet, Saxophone, etc...) is strictly prohibited. No musical instruments may be played outside of your condominium unit.
9. No musical instrument of any kind shall be played on the condominium property at any time. No music lessons, either vocal or instrumental, shall be permitted on the condominium property at any time.
10. Toilets, drains, disposals and other water apparatus in any condo unit shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or other articles be thrown into the same. Any damage resulting from misuse of any of the same or other water apparatus in an condo unit shall be repaired and paid for by the owner of such condo unit. Do not flush sanitary napkins, condoms, disposable diapers or cat litter in the toilet.
11. No homeowner shall permit any gas, sewage, or water to leak on his or her premises to continue unabated.

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12. Occupancy limits: One bedroom unit (3 person Maximum); Two bedroom unit (5 person maximum); Exceptions may be granted on a case-by-case basis of family emergency. These exceptions would be valid for a maximum of 14 days after which the owner would be expected to comply with the normal limits. Penalty for failure to comply with occupancy limits will be subject to a certified letter sent to owner (and tenant if applicable) stating violation, thereby providing 10 days to correct the violation or apply for exception. If not in compliance within 14 days, owner is fined \$10 per day until occupancy limits are met.
13. No construction work allowed on Sunday.
14. No waterbeds are allowed.
15. All clothes washers must have a separate drain and must be installed by a licensed and bonded plumber. You must report that you have a washer to management and pay the monthly washer/water fee of \$10 or may be charged a fine of \$120 if management finds out that you did not report your washer. You also may be fined if you do not have a separate drain installed. Example: Draining your clothes washer into your kitchen drain. All dryer vents **MUST BE PAINTED WHITE**.
16. All exterior HVAC wiring and drain lines on the outside of the building must be encased with white metal.
17. No portion of the exterior of any building shall be decorated or modified in any way without prior approval from the board of directors.
18. Each condo owner shall keep their condo unit, their parking area and any balcony, which has been allocated, to them in a clean and orderly condition. Dirt or any other substance should not be swept or thrown from the balconies, doors, or windows. Holiday decorations may be used sparingly and tastefully. The Board of Directors reserves the right to take down any decorations that they do not think are tasteful and appropriate. All decorations must be taken down in a timely manner. Holiday decorations are not to be placed on common property
19. No balcony shall be enclosed, decorated, landscaped or covered by any awning.
20. No radio, television aerial, or satellite television dish, shall be attached to or hung from the exterior of any building or balcony railing. No sign, notice, sticker, advertisement or illumination shall be inscribed or exposed on or at any windows or other part of any of the apartment buildings. Except for security system notification and building permits when necessary. No "for sale" signs shall be posted in the windows or on the property (common property, lawn, etc)
21. For the balcony doors, living room windows and bedroom windows, all drapes, shades, blinds, etc., must reflect white or off-white from the outside and cover the window area completely. It should be continuous material from the top to the bottom of the window. No rods should be seen from the outside. For the few balcony doors that have a window insert above the door, the rod needs to be placed either above the insert or between the insert and door. Also, nothing should be projected from any window (example, sofa placed against sliding glass door in open view with no drapery). For the kitchen windows, you may choose not to have a window dressing, a valance that appears to be white or off-white from the outside; or a drape, shade, blind, etc, that appears to be white or off-white from the outside but it must be the entire length of the window. You may also put no more than five (5) decorative items in the kitchen window.

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22. Balconies should contain only patio furniture, plants, flowers and appropriate decorative patio items such as bird feeders, wind chimes and sun catchers. Patio furniture should consist of furniture designed for exterior use only and no more than five (5) large pieces such as a table and 4 chairs. Fruits nor vegetables are not to be grown on the balconies. A total of 6 plants are allowed.
23. Laundry, towels, rugs, plants, flowers or other items should never be hung on balcony railing.
24. The balcony is not a place of storage for such things as brooms, mops, toys, coolers, home improvement supplies, bags of garbage and diaper/garbage pails. No grills on the balconies. No bicycles on the balconies. Bicycles are not to be stored underneath, next to, or between any balconies.
25. The planting of any vegetation on common property lawn is prohibited. This includes all flowers, shrubs, plants, vegetables and fruits. Plant/bird feeder hooks are also prohibited on common property lawn.
26. Do not damage the balcony in any way. You may only hang a maximum of three (3) items from the balconies. It may be plants or flowers or other appropriate patio items such as a wind chime, bird feeder or sun catcher - with a limit of only one wind chime per balcony. No dead plants, dead flowers, or empty pots. Do not leave vacant chains and hooks hanging.
27. The sidewalks, entrances, common parking, drives and courts of the various buildings shall not be obstructed or used for any other purpose than ingress to and egress from the condo units in the building. Bicycles and such other vehicles shall not be allowed to obstruct the driveways, sidewalks, entry passages, stairs or halls.
28. Garbage from the condo units shall be placed in closed paper or plastic bags and placed in the dumpsters located on the condominium grounds. Do not set items beside the dumpsters.
29. No littering which also includes the tossing of cigarette butts on the ground.
30. Do not throw personal garbage from your condo unit into the garbage can in the laundry room.
31. The agents of the board of directors or the managing agent, any contractor or workman (minimum of two (2) authorized people and 24 hour notice) authorized by the board of directors or the managing agent, may enter any condo unit in the building at any reasonable hour of the day for the purpose of inspecting such condo unit for any health, maintenance, or safety problem and the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to correct any such problem, including the extermination of any such vermin, insects or other pests.
32. The Board of Directors, or its designated agent, may retain a pass key to each apartment unit. No condo owner shall alter any lock or install a new lock without giving a copy of the key to the Board of Directors or its designated agent pursuant to its right of access to the condo unit.
33. The maximum number of vehicles per unit: One bedroom unit - 2 vehicles; Two bedroom unit - 3 vehicles
34. All vehicles on condominium property are to be licensed at all times according to city codes. Vehicles not licensed are subject to be towed at the vehicle owner's expense.
35. No oil or other fluids should leak from any vehicle at anytime. Condo owners/tenants shall not wash vehicles or boats or perform mechanical work thereon on the condominium property.

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36. No driving of any vehicles or trailers onto the lawn or sidewalks.
37. No vehicle belonging to any owner or to a member of the family, guests, tenant or employee of an condo owner, shall be parked in such manner as to impede or prevent ready access to any entrance or exit from any building. For safety purposes, over-sized vehicles need be parked along the back fence row in the north parking lot near the storage shed. No trailers, or recreational vehicles such as boats or wave runners.
38. No loud or offensive music, noise or behavior shall come from the parking lots.
39. If a condo unit is rented copy of the lease must be furnished to management.
40. All contact information must be submitted to management. Owners Name and contact info and if rented, the tenants name and contact information must also be submitted.
41. Fire doors must be kept closed at all times. Do not prop fire doors open. The only exceptions are the fire doors in the middle of the hallways on both levels of Building D.
42. Placing unwanted furniture in the laundry room is prohibited.
43. The procedure for service animal approval is subject to the guidelines established by the Board for Directors with the advise of legal counsel.
44. Complaints regarding the service of building operation or maintenance shall be made in writing to the board of directors or to the managing agent.
45. Any consent or approval given under these rules and regulations may be amended or repealed at any time by resolution of the board of directors.
46. Condo owners shall be subject to such further restrictions as may be contained in the Rules and Regulations of the Association concerning the use of condo units and the common elements which may be enacted or repealed from time to time by the board of directors.

If a condo unit is in violation the following will occur:

A written letter will be sent to the owner by regular mail giving 10 days to correct violation or appeal in writing

If there is no correction of violation or appeal in writing within 10 days a written letter will be sent to the owner by certified mail

If after 10 days after the certified letter is sent and if violation is still not corrected or appealed in writing a fine of \$10 per violation per day will be assessed until violation is corrected