

**NEW RULES ADOPTED
BY THE BOARD MARCH 29, 2018**

**EFFECTIVE APRIL 29, 2018
UNLESS STATED OTHERWISE**

GARAGE FEES

This amount should defray expenses for electricity, painting and general upkeep, and can be paid in a lump sum or in equal monthly \$10 installments Effective January 1, 2019; the annual garage fee shall be \$120.

MOLD

When mold creates a hazardous health condition within a unit, the unit owner shall be responsible to have said condition totally eliminated and to obtain a "Certificate of Habitability" or its equivalent from a reputable mold remediation company before said owner or tenant may again occupy said unit. Failure to comply will subject owner to penalties and fines as set forth in Condominium Rules.

LEGAL FEES

If the Association expends any monies for legal fees in an attempt to enforce any Association rule or policy after failed in-house remedies, the owner of the subject unit shall be fully responsible to the Association for said amount so expended. This amount shall become a lien upon the appropriate unit.

REGISTRATION

Owners, renters and guests are required to register at the Association's office within 48 hours upon arrival. Notwithstanding anything to the contrary set forth in the Association's one year lease rules and/or the guest policy rule, designated family members and/or guests may occupy a unit for period of up to 14 days. Said registration is important for security reasons and to enable office personnel to contact occupants or relatives in the event of an emergency. Association shall provide a form. Owners subject to a \$25 fine for initial failure to register and \$25 per day thereafter. This rule does not negate requirements of the Guest Policy rule.