

## To all WilderForrest Condominium Association Members

At the recent association meeting it was discussed that there are many non-compliant members and their renters who are not following our rules and regulations of the association. The following rules and regulations mentioned in the meeting that have not been upheld are listed below. All rules and regulations apply to all unit owners who are responsible to make sure that they are observed by their families, guest and any renters.

**THIS IS YOUR NOTICE THAT IF YOU FAIL TO ENFORCE THE RULES AND REGULATIONS YOU WILL BE FINED \$100.00 FOR EACH MONTH THAT THE VIOLATION CONTINUES.**

**Your renters need to know that their failure to follow these guidelines causes you to have to pay fines. According to our bylaws failure of renters to follow rules and regulations gives you grounds for legal action such as eviction.**

1. No boats, trailers, mobile homes, recreation vehicles are allowed to be stored or left on the property. Any vehicle that is not drivable or does not have a current tag cannot be left on property. These vehicles will be towed at the owner's expense.
2. All refuse and bagged garbage shall be deposited in the garbage container located at building I00, between 300 and 500, building 600. If a container is full do not put garbage on the ground, take it to another container. Leaving garbage outside the dumpster attracts bears and pests which is unsafe. **There is a carabiner on chain to lock & unlock the dumpster door, which must be locked after use.**
3. Sidewalks and walkways must not be obstructed. These must remain free for entering and exiting buildings.
4. Personal property must be stored inside condo units not left on porches. No garbage cans on the decks or entry ways. No articles such as linens, rugs, clothing or mops shall be hung on decks, patios or balconies.
5. No unit owner or renter shall in any manner attempt to assert control over anyone employed by association to perform specific duties such as grounds maintenance.
6. The conduct of children is the responsibility of the unit owners. Children are not to be nuisances to the enjoyment and the peaceful living of unit owners.
7. Household pets may be kept in the condo units. If the board of directors or association determines that any pet has become a nuisance to other unit owners, then the pet shall be removed from the premises.
8. Dogs must be kept on leashes when outside a unit Each pet owner is responsible for seeing that their pet does not defecate on areas of the common elements. **Pet owners will be responsible for cleaning up after their pets have defecated.**

**Note:** Code enforcement for the county can be called for nuisances caused by pets. Code enforcement will enforce the county wide cleaning up after defecation of animals by giving a warning the first time and a fine to the individual the second time. They can also be called for such acts as cats coming on property and urinating to mark their spot causing odor problems for other owners. Individuals are encouraged to take these matters in their own hands and call County Code Enforcement officer.

9. Outside lights such as Christmas lights are allowed seasonally but must be removed within 2 weeks after the holiday has passed and cannot be hung from the eaves.
10. Each unit has 2 designated parking spots and towing rules apply if cars are parked illegally. Fees are the responsibility of the vehicle owner. No unit has 3 designated parking spots.
11. Owners should be respected, and others should not trespass on their porches or decks.
12. There is an 11:00 p.m. - 8:00 a.m. curfew for any activity involving music or excessive noise.
13. All units are privately owned, and the contents are the property of the owners.
14. **All renters and guests must deal directly with their unit owner if they have complaints or problems.** Other owners are not responsible for renters and guest issues. Each unit owner has contact information for the association officers and they must deal directly with them.
15. **No unit owners or renters are allowed to make any changes to the outside of the unit (paint colors & etc.) or the common grounds (gardening or landscaping) without permission from the WFCA board.**