

Golf Terrace Condominium Association Rules & Regulations

The following is a list of Rules & Regulations that should be considered supplemental to the Association By-Laws and Declaration of Covenants. These rules and regulations have been adopted for the maintenance, conservation, and beautification of the property, and for the health, comfort, safety, and general welfare of the owners and occupants of the property.

- 1) Subject to city of Hudson regulations, Homeowners are personally responsible and liable for any damage to the buildings or common areas caused by the owner, non-owner resident (tenants), pets, guests. All portions of the real estate other than the interior of the townhome units (as described in the Bylaws) are common areas.
- 2) No business, trade, occupation or profession of any kind, whether carried on for profit or otherwise, shall be conducted, maintained or permitted in any Unit or Common Elements.
- 3) Residents may use barbeque grills, provided they meet all City of Hudson regulations. Based on Hudson City Ordinance gas/charcoal barbeque grills must be placed a minimum of 15 feet away from structures when in use. Electric barbeque grills may be used on patios. Grills must always be covered when not in use.
- 4) For safety and liability reasons, all fire pits and bonfires will be prohibited on Golf Terrace property. Outdoor fires: bonfires, fire pits, etc. are unsightly; can be hazardous to property and person and can be a liability to the Association. All outdoor fires are prohibited on/near Association property.
- 5) No personal property of any kind shall be stored, placed or kept (temporarily or permanently) in or on the common areas.
- 6) Patios or decks shall not be used for storage of personal property, except for potted plants, patio furniture and grills. Children's play equipment shall not be stored on common areas or on patios and decks.
- 7) In case of emergency, the Association or other emergency personnel may gain entry to units. If the owner is not home and a window or door needs to be broken, it will be done by emergency personnel. The owner will be responsible for all repair costs.
- 8) All storm and screen doors must be approved by the Board before installation.
- 9) Signs of any kind are prohibited from property without Board approval. Exception: When Selling a Unit.
- 10) No owner shall paint or decorate or adorn the outside of such owner's unit, or install outside such owner's unit any:

- a) canopy or awning;
 - b) outside radio or television antenna;
 - c) satellite dishes or other equipment, fixtures or items of any kind, without the prior written permission of the Board of Directors.
- 11) The Board does not allow alterations to the existing landscaping or common areas without prior written permission.
- 12) No holes may be made on any part of the exterior vinyl siding or trim with nails or other hardware, unless they are the result of alterations permitted by the Board.
- 13) All internal repairs/modifications to the living units and garages are at the owner's expense. Improvements that impair structural integrity of the building are prohibited. Owners are responsible for damages to other units; garages and common areas due to the actions or negligence of owners, tenants or guests. Homeowners may have up to 10 days to remove a dumpster, when the Board was previously notified prior to the dumpster being delivered.
- 14) Garbage collection is weekly. All residents are expected to store their garbage cans during the remainder of the week in their garage. Garbage cans are only to be put out by the curb the evening before or morning of, garbage pick-up day. Residents must remove their garbage can from the curb within 24 hours of garbage pick-up. Residents expecting to be away from home for an extended period should ask a neighbor to remove their garbage can from the curb and store it for them until their return.
- 15) Holiday lights and decorations:
- permitted on patios, trees, rock areas and shrubs immediately adjacent to your unit and entry doors. Lights may be clipped to gutters. Any lights or decorations must be attached so as not to pierce or damage, siding, gutters, trees or shrubs. Only holiday lights are permitted on the trees
- a) lights and decorations **are not permitted** on common areas of the property. No decorations may be placed on roofs or lawns. All damage caused by decorations, lighting or affixing them to the property is the responsibility of the owner.
 - b) Christmas trees are not allowed to be stored on patios.

GTCA Rules & Regulations

16) **PARKING:** Due to limited space for parking and turning around we ask that you respect the following parking regulations:

- a) Any type of recreational vehicle or trailer (storage or recreational) are not to be parked permanently in front of the garage units or in the fire lane next to the boulevard/curb of the driveway. These types of vehicles need to be parked on the street or at another location. Violation of this will result in the vehicle being towed at the owner's expense.
- b) Overnight parking or extended parking during the day is not permitted in the fire lane/along the boulevard/curb of the driveway. Violation of this will result in the vehicle being towed at the owner's expense. This lane needs to be clear so that vehicles can move easily in and out of the units. Only 2 vehicles are allowed to be parked in the driveway.

17) **TOYS, PERSONAL ITEMS, & The LAWN:** Let's all do our part to keep our small community looking neat and tidy. As you know a great deal of our Association money is being spent on the upgrading and upkeep of our lawns.

- a) **Lawn Obstructions:** Please be cognizant of picking up toys, bikes, footballs and any other personal items that are being left on the front lawns over a period of days and nights. These items make it difficult for the lawn care provider to do their job properly as well as adding more time to the task. It is not their responsibility to pick up our personal belongings.
- b) **Driveway & Boulevard Safety:** Personal items and toys may not be left out on the boulevard, the street, or other owners' driveways. Please remember that all of these venues are shared by everyone and that we should pick up any items left in these places immediately after using them. This not only helps keep our community looking nice but also keeps everyone safe, which is our main concern.
- c) Please remember that our front lawns are not sidewalks and bicycles are not permitted on the lawns.

18) GTCA Pet Policy

Pet owners are reminded that pet ownership is a privilege and a responsibility.

- a) No animals of any kind shall be raised, bred or kept in any portion of the property except as allowed herein:
- b) Normal household pets are allowed in units.
- c) Not more than two (2) animals, only one of which may be a dog, may be allowed in each living unit. No such dog or cat shall be kept, bred or maintained for any commercial purpose.
- d) No pet shall be allowed out of the living unit unless it is on a leash. No outdoor kennels shall be allowed.
- e) Each owner shall be responsible for cleaning up after his or her pet at all places on the property immediately upon defecation.
- f) Grass burns caused by dog urination are the pet owner's responsibility to repair. If damage is not repaired within 2 weeks of notification.
- g) Damage caused by any pet to any part of the property shall be the full responsibility of the owner of the pet, and that owner shall promptly pay all costs involved in restoring such damaged portion of the property to the condition it was in prior to the time that such damage occurred. Further, any damage caused by cleaning chemicals or other such materials used in the attempt to remedy said damage shall be the full responsibility of the owner of the pet and said owner shall pay the full cost of removal and replacement of such damaged items.
- h) Each pet owner shall be financially responsible for any personal injury or property damage caused by his or her pet
- i) Each pet owner shall comply with all applicable provisions of any state, municipal or local law or ordinance regulating the ownership and maintenance of pets.
- j) The owner of any animal shall indemnify the Association and hold the Association harmless against any loss or liability of any kind whatsoever arising from or related to any animal kept in the Living Unit.
- k) A 2/3 vote of the Association may authorize the permanent removal of any owner's pet deemed to be a nuisance at the expense of the pet's owner.