

Rules and Regulations for Cobblestone Condominium Association

NOTE: These rules are a DRAFT and have not been officially agreed to except as documented in the minutes of previous association meetings.

1. Rules, Regulations, Violations

These rules and regulations apply to Cobblestone Condominium owners and through the owners to tenants residing in Cobblestone Condominiums. Violations will result in the fines as established by the Cobblestone Condominium Association.

2. Common Areas

The decks associated with the ground level units, hallways, porches, steps, lawn, dumpsters, and parking areas not directly in front of unit garages are considered to be common areas. Any common area may be used for normal and expected purposes at any time by any owner or tenant. All are expected to share these areas and cooperate in shared usage. Hazards and dangers that would prevent common usage are prohibited.

3. Grills

Charcoal grills with active coals are prohibited within 15 feet of the buildings. Grills with small propane tanks are allowed per town code. /* Rick Hobbs will verify w.r.t. town code */

4. Parking

Each unit is allocated two parking places, one in the unit's garage and one directly in front of the unit's garage. Spaces in front of the hallway doors and at the lower edge of the parking lot are common areas and are available on a first come, first served basis. Units occupied by tenants are limited to two cars in the parking lot at any one time.

5. Dogs

Dogs shall be supervised and under control at all times. Owners are responsible for cleaning up after the dogs associated with their units. Owners are responsible for ensuring that associated dogs do not

engage in prolonged barking or threatening behavior. Owners are responsible for ensuring that the dogs associated with their units comply with sections 79-2.A(4) and 79-2.A(5) of the Frisco Town Code.

6. Smoking

Smoking is prohibited in all common areas. Unused portions of cigarettes etc. shall not be discarded on the property, but shall be disposed of, as refuse, properly.

7. Noise and Disturbances

Please be considerate of your neighbors. Unreasonable noise and/or commotion at any time of day will not be tolerated, it being understood that unreasonableness is determined by the time of day (for example, the amount of noise and/or commotion to be tolerated in the night and early morning hours will be lower).

8. Snow Removal

8.1 Larger Snowfalls

Larger snowfalls (above 4 inches) will be handled by the snow removal service. Owners must ensure that cars associated with their units are not in the lot when the plow arrives. In general, cars should be moved at a time and for a duration specified by property management in accordance with the current snowplowing contract. Owners are responsible for clearing the space directly in front of their garage that the plow cannot reach. Owners are responsible for clearing the front steps and the area immediately in front of them.

8.2 Smaller Snowfalls

Smaller snowfalls will be handled by owners. Owners are responsible for clearing the area in front of their garages and the areas in front of the steps to their unit.

9. Condominium Association Meetings

Attendance at association meetings is mandatory. Units not attending or represented by written (or email) proxy will be assessed an extra month of association dues.

9.1 Summer Meeting and Workday

The summer meeting and workday will be held on a date agreed upon by the owners. Since the winter meeting is optional, this must be done at the summer meeting for the next year.

9.2 Winter Meeting

The winter meeting is optional. If it is to be held, at least 30 days notice of the date and general agenda must be provided to the association. Any member may propose to any officer that the meeting be held.

The meeting will be held if a majority of the association officers agree that it is necessary. The association will strive to find a date that is acceptable to as many of the owners as possible.

10. Tenant Complaint/Concern Procedures

All rental tenants must present their complaints or concerns to their landlords (unit owners), who will in turn interface with the HOA. It is an owner's responsibility to deal with their renters, not the HOA.