

GRCA Rules and Regulations: As Updated November 2011

The following is a listing of the rules and regulations of the Golden Ridge Condominium Association as contained in the Condominium Declaration, Articles of Incorporation, Bylaws, and other regulations adopted by the Board of Managers.

A. Parking/Vehicles



1. Each condominium unit has a reserved parking space or spaces, as designated in the Condominium Declaration. Residents must park in their reserved spaces, or in designated visitor parking areas.
2. All vehicles must be properly parked within the painted stripes of the designated space.
3. Bicycles may be chained only at designated places on the common area. Bicycles may be stored on balconies, but may not extend out beyond the railings.
4. Except for emergencies, vehicle repairs may not be undertaken in the parking lots. Residents must check with the Property Manager for a location to perform limited vehicle repair / maintenance work.
5. Campers, trailers, boats, recreational vehicles, and trucks over one ton shall not be stored or parked on the common elements, nor shall they be parked on any common driveway except while engaged in transportation to or from a building; this includes the reserved parking spaces with are limited common elements. (Declaration Section 34 (h))
6. Mobile storage units and vehicles used as storage units may not be parked in the parking lots or on the grounds except on a temporary basis, arranged with the Office or Property Manager. Vehicles not in compliance are subject to being towed at the owner's expense.
7. Unlicensed, abandoned, or inoperable automobiles or vehicles of any kind shall not be stored or parked on any portion of the GRCA grounds without making prior arrangements with the on-site Property Manager.
8. Speed limits, stop signs, and other posted signs shall be strictly observed.
9. Vehicles shall not be parked in fire lanes, within 15 feet of fire hydrants, or in other "NO PARKING" areas, except for short-term loading or unloading.

B. Pets



1. Every owner of a pet shall maintain strict control over his or her pet and shall prevent the pet from making loud, disturbing noises or any other behavior reasonably considered to be annoying to other residents. (Declaration 34 (c))
2. All pets must be either carried or kept on a leash on the GRCA grounds, within the common areas of the buildings, and on the elevators.
3. Pets must not be tethered ,or unattended, anywhere on the GRCA property.
4. Pet owners are responsible for picking up and properly disposing of their pet's excrement wherever it is deposited. Residents will be held accountable for any damage of any kind caused by their pets or the pets of their guests.

C. Clubhouse, Pool, and Tennis Court



1. Residents must register at the Clubhouse office before using the Clubhouse facilities for the first time. Appropriate identification may be required.
2. To use the Clubhouse facilities, guests must be accompanied by the owner or a registered resident of a GRCA unit.
3. Children 14 years of age or older are permitted in the Clubhouse unsupervised. Children under the age of 14 are permitted in the Clubhouse only if accompanied and supervised by a person 16 years of age or older. Additional age requirements, as posted, apply to specific facilities within the Clubhouse.



4. Shirts and shoes must be worn while in all areas of the Clubhouse except for in the pool and sauna.
5. Clubhouse guests are not permitted to generate loud or disturbing music. Personal electronic audio devices are permitted.
6. Glass containers or other glass items are not allowed anywhere in the pool area or sauna.
7. Alcoholic beverages may not be served or consumed in the Clubhouse or other common areas by any person under the age of 21 years. Valid and proper identification must be presented when requested by the GRCA staff. GRCA staff shall have the authority to prohibit entry to, or remove, any person from the Clubhouse or other general common area if, in their judgment, the person is disorderly and interfering with the peaceful activities of others. The Golden Police may be notified about the incident.
8. Violation of the Clubhouse rules and regulations may result in the expulsion from, and no further access to, the Clubhouse for a specified period of time to be determined by the Office Manager or the Property Manager. Appeals can be made to the Board of Managers.
9. Smoking is not permitted in the Clubhouse proper, or in the common areas of the residential buildings.
10. Balls, frisbees, and other toys that are small or hard enough to cause injury to people or damage to the facilities are prohibited in the Clubhouse, including the pool area.
11. Rough or dangerous play, excessive splashing, squirt guns, or running is not permitted in the Clubhouse or pool.
12. The Clubhouse swimming pool and hot tub are restricted to use by persons ages 16 or older after 9:00 p.m. in the summer (when the outdoor pool is open) and after 8:00 p.m. in the winter (when the outdoor pool is closed).
13. Owners or residents may reserve the downstairs party room in the Clubhouse for functions or parties. A party consists of 7 or more guests of an owner or resident of a condominium unit. Any resident who desires to have a party in the Clubhouse must pay a deposit of \$250 and comply with the terms and conditions of the Party Room usage contract. Parties or functions with more that 50 guests anticipated must gain approval from the Board of Managers.



14. Residents and owners of Golden Ridge may bring up to 10 guests per unit to use the Clubhouse and other recreational facilities. The resident or owner must accompany the guests and be present whenever they are using the facilities. Residents or owners under 18 years of age may bring a maximum of 2 guests per unit. Special written requests to exceed the 10-person limit will be entertained on a case by case basis by the GRCA staff.
15. The tennis courts are for the exclusive use of Golden Ridge homeowners, residents, and guests. If others are waiting to use the tennis courts, playing time shall be limited to one hour for singles and 90 minutes for doubles.
16. Use of the GRCA facilities is prohibited for all homeowners, and their tenants, if the homeowner account for the unit is 60 days or more delinquent, unless payment plans have been approved by the Board of Managers.

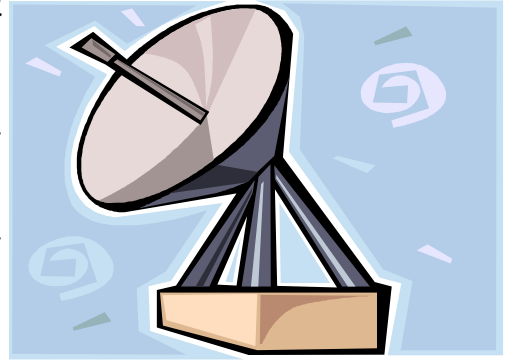
D. Other Rules and Regulations

1. Smoking is not permitted in the interior common elements, or areas including but not limited to: hallways, laundry rooms, elevators, stairways, etc.
2. No structure of a temporary character, trailer, tent, shack, barn, or other outbuilding shall be used or permitted to be kept or stored on any portion of the grounds. (Declaration Section 34 (a))
3. No unsightly objects or nuisances shall be erected, placed, or permitted to remain on the project. Advertising signs of any sort must be approved for posting at specified locations by the Property Manager or the Office Manager acting on behalf of the Board of Managers. (Declaration Section 34 (d))
4. No business activities of any kind shall be conducted in any building or in any portion of the project except those permitted by law and with the prior permission of the Board of Managers. (Declaration Section 34 (d))

Resident owners or tenants who have home businesses must seek approval from the Board of Managers to insure that the business does not interfere with the peaceful use of the grounds and facilities by other residents.

5. No immoral, improper, offensive, or unlawful use shall be permitted or made of the Condominium project or any part thereof. All valid laws, ordinances, and regulations of all governmental bodies having jurisdiction shall be observed. (Declaration Section 34 (f))
6. No exterior additions to, alterations of, or decoration of any building, nor changes in fences, hedges, walls and other structures shall be commenced, erected, or maintained without the prior written approval of the Board of Managers. (Declaration Section 34 (g))
7. No new exterior television, radio, or other antennas or aerials are allowed on any portion of the common elements or the project without the prior written approval of the

Board of Managers (Declaration Section 34 (k)) except that satellite dishes, or such technology, are allowed to be clamped to balconies or mounted on free standing supports. No such installations on exterior walls or roofs are allowed.



8. The owner of a unit is responsible for damage or waste to any of the common elements caused by the owner's family, guests, or tenants. (Declaration Section 34 (j))
9. The owner of a condominium unit has the right to lease his/her unit under the following conditions: (Declaration Section 34 (l))
 - A. No owner may lease less than his or her entire condominium unit.
 - B. All leases shall be in writing.
 - C. All leases must provide that the terms of the lease and lessee's (renter's) occupancy of the unit shall be subject to the provisions of the Condominium Declaration, the Articles of Incorporation, the Bylaws of the Association, and the Rules and Regulations adopted by the Board of Managers. Any failure of the lessee (renter) to comply with these provisions shall be default under the lease.
 - D. Except for a first mortgagee in possession of a condominium unit following the default under its mortgage or in connection with foreclosure procedures by such first mortgagee, no owner may lease his condominium unit for transient or hotel purposes.
10. The owner of a condominium unit must maintain and keep in repair the interior of his or her unit, including fixtures and utilities, to the extent repair is necessary to avoid damaging other units or common elements. The owner shall not do any work that will impair the structural soundness of the building or impair the proper function of utility facilities (ex: pipes, wires, conduits, or systems), or heating, electrical, and plumbing fixtures. (Declaration Section 17 (a))
11. An owner cannot remove, alter, or modify the location and size of any perimeter wall of his or her unit.



12. An owner must always keep the balcony, porch, or patio adjoining and appertaining to the unit and other limited common elements (ex: parking space) in a clean, orderly, and sanitary condition. (Declaration Section 17 (a))

13. Every owner must perform promptly, at his/her own expense, all maintenance and repair work within their own condominium unit that , if omitted, would affect the appearance or aesthetic integrity of part or all of the project. All repairs of interior installations of the units, such as: water, light, gas, power, sewage, telephone, doors, windows, electrical fixtures,

zone valves, thermostats, and other accessories, equipment, and fixtures shall be at the owner's expense. (Bylaws Article X (4))

14. Balconies and patios cannot be used as general storage areas and should be kept tidy so as not to detract from the general décor of the buildings. Indoor furniture is not allowed. Residents may be asked to remove items that become offensive to others.
15. Move-in and move-out times are restricted to the hours of 8:00 a.m. to 9:00 p.m. Voices and music are to be kept at a quiet level after 10:00 p.m. Construction projects that are



loud enough to bother neighbors are to be restricted to the hours from 8:00 a.m. to 6:00 p.m.

16. Outside doors and interior fire doors of the residential buildings are to be kept closed.
17. No nuisance shall be allowed on the project, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful enjoyment or possession and proper use of the project by its residents. (Declaration Section 34 (e))
18. Trash is to be disposed of in the dumpster containers located near the buildings, or in recycle containers situated at the back of the Maintenance Shop. Trash and recyclables may not be left in the hallways or on any other common element. (Trash requiring special disposal methods, such as paint, chemicals, etc., must be properly disposed of elsewhere.)
19. Subject to the provisions in Rule 3 under Section C. Clubhouse, Pool, and Tennis Court Rules, children under 8 years of age must be under adult supervision whenever on the common elements. Adult supervision shall be defined as a person, age 16 years or older, being present with child on the common area and being in control of the child.
20. Camping, including but not limited to sleeping in vehicles, shall not be permitted on the project.
21. BB guns, pellet guns, arrows, or other weapons are prohibited from being used or discharged on the common elements.
22. Each owner shall register his or her mailing address, email, and phone number with the Association Office.
23. Loitering in the common areas of the residential buildings is not permitted.
24. Wading, boating, fishing, swimming, or walking on ice in the pond is prohibited.

25. Feeding, chasing, hunting, or otherwise disturbing the geese, ducks, or other wildlife is prohibited.



26. Children under the age of 18 years are prohibited from loitering, congregating, or being on any common areas between the hours of 10:00 p.m. and 6:00 a.m..
27. Climbing trees and climbing or sitting on balcony railings is prohibited.
28. Lockboxes are not permitted on any entry or common area railing on the GRCA grounds. Lockboxes may be hung on individual unit doorknobs.

E. Enforcement and Penalties

1. Violations of the Rules and Regulations of the Golden Ridge Condominium Association are subject to enforcement procedures adopted by the Board of Managers.
2. The Board of Managers shall make all final decisions regarding violations and enforcement.
3. If a violations occurs, the Managing Agent is authorized to assess a penalty and an amount for damages, against the unit owner. Records shall be kept describing the circumstances regarding all violations.
4. Penalties may be assessed for violations of the Rules and Regulations as follows:
 - A. First violation — \$20.00
 - B. Second violation of the same rule or regulation — \$40.00
 - C. Third and subsequent violations — \$100.00
5. Any penalty assessed against an owner for a rules violation that remains unpaid for more than 30 days may result in a warning letter being sent to the owner of the unit conveying that the Board of Mangers will place a lien on the unit if the fine remains unpaid for more than 60 days. After 60 days, a lien may be placed on the condominium unit and shall be recorded in the same manner as any lien for non-payment of common expenses, as provided in Section 24 of the Condominium Declaration.
6. The Board of Managers may take such other legal action for rules violations that it deems necessary, including the filing of a lawsuit, to collect any fines that remain unpaid after 60 days, or to obtain injunctive relief.