

AUBURN CROSSING CONDOMINIUM OWNERS ASSOCIATION

Rules and Regulations

Parking and Commons Areas

The driveways, sidewalks, courts, entry passages, stairs and halls shall not be obstructed or used for any purpose than ingress and egress. Bicycles and such other vehicles shall not be allowed to obstruct the driveways, sidewalks, courts, entry passages, stairs or halls. Although ample parking space is provided for Residents, this space may prove inadequate at certain times such as when Residents may be entertaining guests or on football or other sports or college activity weekends. Resident agrees to abide by all normal parking regulation and in particular not to double park, park in fire lanes, obstruct the flow of traffic, park in prohibited areas, and park on landscaped area or otherwise violate parking provisions in force from time to time. In the event parking permits shall be required, Resident agrees to display such permit as instructed. Resident agrees that for such violation of any reasonable parking regulation in force from time to time, including failure to display proper permit. Resident's vehicle and vehicles of Resident's guest may be subject to being towed at Resident's or guests' expense or to other fines as may be authorized by the Board of Directors from time to time.

Boats, trailers, etc. are prohibited unless written permission from the property manager is obtained. Management may regulate the manner, time and place of any vehicle on the community property.

Parking Addendum

We would like to avoid having your or your guest's vehicle towed from the property, but we need your help. Please comply with the following parking rules:

1. Parking on the grass will result in additional fines.
2. Parking in the fire lanes is against city ordinance.
3. Do not park in front of the dumpsters.
4. Handicap parking is for those with handicap permits only. Parking in handicap spaces without proper handicap permitting can result in the vehicle being towed or fined or both.
5. Visitors can park in "Guest Parking" only.
6. All residents and tenants must have a valid Auburn Crossing parking permit displayed in the vehicle. Permits must be displayed in a manner such that they are easily visible from the exterior of the vehicle.
7. Parking permits must be displayed in the vehicle which is on file with the HOA Management Company.
8. The replacement cost of a lost parking permit is \$30.00.
9. Upon moving out, active parking permits must be returned to the office or a \$30.00 charge will be assessed to your account.
10. Cross parking between Auburn Crossing and The Hub is not allowed. Any resident of The Hub who parks at Auburn Crossing, must park in designated Guest Parking. In addition, any resident of Auburn Crossing who parks at The Hub, must park in designated Guest Parking.

Towing companies, at the discretion of Auburn Crossing Board and Management, have been instructed to tow anyone who chooses to break the parking rules. Please be considerate of your neighbors and your community by following them. Contact the HOA Management Company for Towing Company Information.

Utilities

Owners are responsible for keeping utilities (electricity, water, etc.) on in the unit in order to maintain appliances in operating order and provide heat in cold months. Any damages from utilities being turned off are the responsibility of the unit Owner.

Trash

All trash and garbage will be placed in sanitary containers in locations designated by HOA Management. Residents agree that trash and refuse will be deposited directly into such trash receptacles or dumpsites and not left in the units or in the common areas, breezeways or similar places. The Board of Directors reserves the right to impose reasonable charges for the violation of this provision as well as for any littering by Residents. Cigarette butts are not allowed to be thrown on the exterior. If the staff must pick up after you there will be a charge.

Car Repairs

Making repairs to your automobile, motorcycle, etc. on the community property is prohibited. Vehicles with flat tires, expired inspection sticker and license plates, on blocks, or those, which are inoperable, will not be allowed and will be towed at the vehicle owner's expense. Abandoned and/or inoperable vehicles without proper permits that have not been moved in 45 days will be towed at the vehicle owner's expense.

Pet Policy

Residents and Owners are responsible for their pets. It is the responsibility of all Residents to report any illegal pets. Pet damage will be charged to the Owner of the unit. Pet Waste Receptacles have been placed throughout the property. It is the responsibility of the Pet Owner to clean up after its pet. In addition to damages caused by a pet, the following shall apply to a violation of this policy:

FIRST: A written warning will be issued to the Resident specifying the complaint and a \$100 charge may be assessed against the Resident or Owner or both.

SECOND: Upon a second violation, a \$200 charge may be assessed against the Resident or Owner or both, and the Board of Directors may request the Resident no longer maintain a pet on the premises.

THIRD: Resident will no longer be able to maintain a pet on the premises.

Prohibited Conduct

Owners, tenants or guests may not engage in the following prohibited activities; loud or obnoxious conduct; disturbing or threatening the rights, comfort, health, safety or convenience of others residing in or visiting in or near the condominium complex; possessing, selling, or manufacturing illegal drugs or drug paraphernalia; engaging in or threatening violence; discharging a firearm in the condominium complex. You may not bring hazardous materials into the condominium complex. Glass containers are prohibited in the pool area.

Fire

Fires are a serious problem in multi-housing buildings, much more so than in a single family dwelling. Though damage is usually confined to property damage, the loss of personal items can be quite an emotional experience. Fires are often started through carelessness with cooking, matches, cigarettes and fireplaces; many fires can be avoided by using caution and common sense. Therefore, the Board of Directors, in consultation with the HOA insurance carrier, has prohibited the use of charcoal and pellet grills. Further, the Board of Directors strongly recommends the Owners obtain property insurance for their individual units and advise their tenants to carry renter's insurance to protect your personal belongings and or property damage.

FIRE DEPARTMENT NOTIFICATION (DIAL 911)

Lighting

Lighting at our community is an important part of our maintenance program. If you notice that lights are out, please notify the HOA management company during business hours, so your request may be properly documented and addressed. Do not remove porch fixtures or any outside lighting. You may be charged for these replacements should they be necessary.

Amenities

Owners and tenants of the condominium units have access to certain amenities which are "Common Property" of the Association and apartment complex owners. These amenities, which may be changed or upgraded from time to time, include the following:

- Volleyball Court
- Computer Lab
- Tennis Court
- Clubhouse
- Weight Room
- Basketball Court
- Hot tub/Pool Area

ALL CLOSE: Sunday through Thursday 10: 00 pm; Friday and Saturday Midnight

Children

Our community policies require people under 12 to have adult supervision. We are obligated to report unattended children to child protective agencies.

Parents can be held personally responsible for theft or property damage caused by their children.

People under the age of 12 are not permitted in the following areas unless accompanied by a parent or guardian over the age of 18.

- Exercise rooms
- Club rooms
- Spa and/or Hot tub area
- On or near entrances
- Pool area
- Tennis, Basketball and Volleyball

Guests

Residents are responsible for the actions of their guests, invitees and notifying them of the policies of the condominium complex, for example, parking policies. **Guest must park in designated guest parking areas only.**

Parking Permits

All residents must have a valid parking permit. Parking permits are issued by the HOA Management Company at the time the Owner provides proper notification to the HOA Management Company of Residents who will be residing in the unit. There is no cost for the initial parking permit issued to the proper resident of the unit. Please caution all guests that they are not allowed to park in resident parking. Violators will be towed at their expense. If you lose or misplace the initial parking permit, there will be a \$30.00 parking permit fee for the replacement permit. If you purchase a new car, have an accident, please remember to remove the parking permit and update the registered permitted vehicle with the HOA Management Company.

Porch Areas

Residents/Owners may not add screen or glass doors to their units without the prior permission from the Board of Directors. It is the Board of Directors desire to keep the units in an architectural consistency throughout the property.

Porch furniture may be added for the enjoyment of the residents. Porch furniture is described as that in which it was designed. "Inside" home furniture is not deemed porch furniture and shall not be used as such.

Gates may be added to the entrance of each unit. Design and location must be approved by the Board of Directors prior to installation. Requests and Approval in writing are required.

NO CHARCOAL OR PELLET GRILLS are allowed in the porch area or any other hall, stairwell or common area throughout the Auburn Crossing property. Electric or Propane Grills may be stored on the porch area but must be well maintained and kept clean and covered when not in use. Absolutely no open flames or fire pits are allowed anywhere on the porch or common areas. Owners/Residents will be given one warning if an infraction occurs. Repeat offenses will incur a minimum \$100 fine and instant removal of the prohibited material (i.e., charcoal or pellet grills). The Board of Directors will be notified of the infraction and additional remedial action may be taken at the discretion of the Board.