

The Owner of a Unit is generally responsible for maintenance, repair and replacement of all interior portions of the individual unit, including those exterior limited common elements such as porches, balconies and patios, including roofs, floors, gutters and downspouts from balconies, porches and patios and stairways.

The Owner's responsibility would include, among other things:

1. Homeowner's insurance on contents an interior of the unit.
2. Repairs and replacements of all appliances and electrical fixtures, including stoves, ranges, refrigerators, water heaters, plumbing fixtures, ceiling fans and porch lights.
3. Repairs and replacement of air conditioners, thermostats, condensers, including gas needed for air conditioning units or refrigerators, disposal units, dishwashers, central heating, exhaust fans, built-in cabinets and sliding doors to closets.
4. Clogs in drains, dripping faucets and flood damage for overflow or malfunctioning of showers, bath tubs, sinks, drains, dishwashers, water heater and condensation. You are also responsible for any water damage to your neighbors unit.
5. Electrical outlet malfunctioning and television, cable and telephone connections adjustments and repairs.
6. Windows, screens and interior walls, floor coverings and wall coverings, drapes, glass sliding doors, locks on doors and windows and screen doors and window shades.
7. Any damages done by guests or tenants to buildings, outside stairways and to common property.
8. Any outside switches or additional lights installed by the owner of the unit and these ~~must~~ have prior approval by the Board of Directors before installation.
9. Repairs to balconies, porches and roofs, floor and railings of balconies, porches and patios, including gutters and downspouts from the roofs of such balconies, porches or patios and stairways.
10. Seeing that no nuisance is permitted in the owner's unit and to abate any nuisance that may be called to their attention by the Board of Directors as having been committed by a tenant, guest or occupant of the owner's unit.
11. To familiarize guests and tenants and leasees with the responsibilities and the Rules and Regulations of the condominium.
12. To see that guests and tenants park only in designated spaces. Improperly parked cars are subject to being towed away at the owner's expense and the owner of a unit is responsible for seeing that guests and renters do NOT park cars in the exclusive spaces allotted to another unit.
13. Prompt and regular payment of maintenance and special assessments. Must be paid by 7:00p.m. the 10th of the month. A 5% late fee will be imposed and will accrue monthly until restitution is made in full. If for any reason this is not possible, contact treasurer before deadline.
14. All future improvements to outside common areas must be approved by the board before work is done.

OAK LAKE PARK I CONDOMINIUM BY-LAWS, RULES AND REGULATIONS - Revised May 15, 2001

The following is a *synopsis* of the present by-laws, rules and regulations of OAK LAKE PARK I *Condos* prepared to familiarize you with them. It must be remembered that the synopsis is neither specific nor technical and the full Condominium Docs including the recorded Amendments should be referred to for complete information.

GENERAL

1. Guests [ adult and children ] must be accompanied by their resident host to the swimming pool, lake and other common property area. Owners are responsible for their guests safety and actions.
2. FOR SALE or FOR RENT or OPEN HOUSE signs advertising the sale of a unit or personal property are not permitted on the condominium property or any unit. No Garage or Yard Sales are permitted on condominium property.
3. No arials, antennas or appenditures may be used on the exterior of any building, except the Master TV antenna maintained by the Condominium Association.
4. Volume of TV, radios and stereos and other loud noises are to be confined to the unit. Be considerate of your neighbors, especially after 10:00 P.M. and keep it to a minimum. Car radios must not be kept running when the vehicle is parked, whether or not there is a person in the vehicle.
5. Screen doors may be added, but must conform in color and material to the existing exterior. They must be maintained in good condition by the unit owner. If you remove a screen door you must remove the frame work and hardware also.
6. Doorways and stairways to Units are to be kept clean and clear of all objects other than plants or objects of beautification and these are not to obstruct access to the unit.
7. Wet bathing suits, towels and any type of laundry shall not be hung or dried on balconies, porches or patios or in front of windows of any unit. Drying racks can be purchased and used in your laundry room.
8. No soliciting or door to door selling is permitted on the premises, except for Charity drives authorized by the Directors.
9. All owners and tenants that repeatedly violate any of the rules, regulations and by-laws will be subject to a fine.

PARKING

1. We have an overabundance of vehicles in our parking lot. We only have 10 visitors spaces in Phase I. However there are extra visitor spaces in Phase II that can be utilized.
2. Each Unit is assigned the exclusive use of ONE [1] parking space. TWO [2] cars is the maximum number allowed any unit to be parked overnight on Condominium property from 6:00 P.M. to 9:00 A.M. Any car in excess of TWO [2] must be parked off the premises of Oak Lake Park. Guests parking overnight must be considered the second car.
3. No trailers, boats, motorcycles, recreational vehicles, work vehicles are allowed to be parked on Condominium property. This does not apply to vehicles parked while the driver is engaged in doing repairs, etc. at a Unit.

PARKING CONT'D

4. No parking is allowed in the driveways curbside. This type of parking obstructs others pulling in and out of their spaces. Please be considerate of your neighbors.
5. It is your responsibility to see that your Tenants and Guests park their cars properly. Cars improperly parked are subject to being towed away at the Owner's expense.

PETS

1. There is a designated "Pet Walk" in the grassy area along the dumpster area. Please take your pet there when they need to relieve themselves.
2. All dogs and cats must be kept on a leash when outside the confines of occupants unit. TWO(2) pets only is allowed per unit, but weight of the pet must not exceed 20 pounds.
3. Owners of pets must clean up after their pets even in designated "Pet Walk". Owners of dogs must use a scooper, place the waste in a plastic bag and place the plastic bag inside the dumpster. Failure to do so will constitute the pet a nuisance. Any pet constituting a nuisance in the sole discretion of the Board of Directors must be removed from the premises within Ten (10) days of such notification.

DUMPSTER

1. Do not put furniture, housefurnishings, Tv, building supplies, christmas trees, and etc. in the dumpster. Do not put them on the ground by the dumpster either. All of these items must be put out front curbside on Union St. for pickup once a week on Tuesdays. This is a regulation set by the Disposal Company and subject to a fine. *Do not put items there before 48 hours of pickup time.*
2. Garbage and trash must be placed in plastic bags and deposited in the dumpster which is collected by the City on Tuesday and Friday mornings. City Ordinances say "No Parking within 30 feet of a dumpster" so as not to interfere with the collection from the dumpster. No garbage or trash is to be placed outside or next to the dumpster as the City will not collect such items.

RENTALS

1. A Condominium unit may be rented in its entirety provided such Lease is for occupancy by an individual Leasee and his or her immediate family only. No unit may be leased to groups. No unit shall be leased for less than Seven ( 7 ) months
2. All Leases should contain a provision that the damage deposit held by the Owner of the Unit shall not be returned until the Condominium Board of Directors has determined that no damages were done to the Condominium property and gives its consent to return the deposit. Leases should provide that the Lease may be terminated without liability for repeated failures of the Tenant to obey the Rules and Regulations of the Condominium.
3. No rooms shall be rented and no transient tenants shall be accommodated.
4. Rentals are to be limited to TWO (2) adults per bedroom.
5. Any renter deemed in violation of the condo rules can and will be evicted after repeated warnings.

RENTALS -CONT'D

6. From this day forward owners must submit a rental aproval form before renting out a unit. Renters must be approved by the associations Board of Directors before moving in.
7. Any violation of these rules, regulations and by-laws are subject to a heavy fine of \$500.00 and will accrue monthly until restitution is made in full.

POOL AREA. - RULES AND REGULATIONS FOR SWIMMING POOL

1. All persons using the pool and pool areas do so at their own risk.
2. The pool and pool area are for the private use of owners or other occupants of units.
3. No children shall use the pool or pool area unless accompanied by an adult who will be responsible for such child or children and everyone using pool must wear swimsuits. Infants and toddlers still in diapers must wear waterproof pants over diapers.
4. No pets are permitted in pool or pool areas. This is a Health Dept. ordinance and can result in the closing of the pool if violated. Owner of pet will be subject to a fine.
5. No china or glassware are permitted in pool or pool areas. Please use plastic.
6. All guests must be accompanied by a resident unit occupant.
7. All rubbish and trash must be put in the disposal containers provided.
8. Gates to the pool areas must be kept closed and locked at all times.
9. Running, horseplay and unnecessary noise are not permitted.
10. Pool hours are from 9:00 A.M. to 10:00 P.M.
11. Toilets and shower are located in the building just south of the pool area.  
*at pool fence*
12. Association reserves the right to deny the use of the pool or pool area to anyone at any time.
13. There is no lifeguard at the pool. Swim at your own risk.
14. All persons wearing suntan lotions, oils or creams must shower before entering the pool water.
15. No large adult sized floats allowed in pool. Small floats and rings may be used.
16. Only radios with earphones are allowed in the pool area. Please be considerate of others around you.
17. Ducks are not to be fed. This is at the request of the Environment Protection Agency which states that such feeding tends to increase the presence of ducks and contributes to the water pollution.

NOTE

If we are all considerate of these Rules, Regulations and By-Laws and try to obey them then we can keep our property looking nice and our neighbors happy.

*Pres. Bea Huckleby #11  
THANK YOU FROM YOUR BOARD OF DIRECTORS Vice Pres - Pat Haskins #19*

RULES AND REGULATIONS  
OF

OAK LAKE PARK I A CONDOMINIUM.

1. NO SIGN, ADVERTISEMENT, NOTICE OR OTHER LETTERING SHALL BE EXHIBITED, INSCRIBED, PAINTED OR AFFIXED BY ANY OWNER ON ANY PART OF THE OUTSIDE OR INSIDE OF UNIT WITHOUT PRIOR WRITTEN CONSENT OF THE ASSOCIATION.
2. NO IMPROVEMENTS MAY BE CONSTRUCTED ON THE EXTERIOR OF THE BUILDING OR THE LAND UPON WHICH IT IS LOCATED WITHOUT THE WRITTEN CONSENT OF THE ASSOCIATION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY ADDITIONAL BUILDINGS, TERRACES, SIDEWALKS, DRIVEWAYS, WALLS, FENCES, AND SHALL ALSO INCLUDE, BUT NOT BE LIMITED TO ANY STRUCTURE ATTACHED TO OR CONSTRUCTED UPON THE OUTSIDE ROOF OR EXTERIOR OF THE BUILDING, INCLUDING ANY AWNING, WINDOW, DOOR, SCREEN, JALOUSIE, WALL OR OTHER IMPROVEMENT.
3. NO EXTERIOR PAINT SHALL BE APPLIED UPON ANY BUILDING WITHOUT THE PRIOR WRITTEN CONSENT OF THE ASSOCIATION.
4. ALL TRASH, GARBAGE, OR REFUSE SHALL BE DEPOSITED BY THE OWNERS IN A CENTRAL LOCATION PROVIDED BY THE ASSOCIATION AND NO TRASH, GARBAGE OR REFUSE SHALL BE DEPOSITED OR BE PERMITTED TO STAND ON THE EXTERIOR OF ANY BUILDING OR IN ANY HALLWAYS OR STAIRWAY.
5. LAUNDRY, RUGS OR OTHER ARTICLES SHALL BE HUNG INDOORS.
6. NO RADIO OR TELEVISION OR ANY WIRING FOR ANY PURPOSE MAY BE INSTALLED ON THE EXTERIOR OF A BUILDING WITHOUT THE WRITTEN CONSENT OF THE ASSOCIATION.
7. ONLY SMALL DOGS, CATS, BIRDS AND FISH WILL BE ALLOWED TO BE KEPT WITHIN THE CONFINES OF THE OWNER'S APARTMENT. ALL DOGS AND CATS, WHEN WALKED, SHALL BE CURBED ON THE STREETS AND NOWHERE ELSE. ANY PET CONSTITUTING A NUISANCE, IN THE SOLE AND ABSOLUTE DISCRETION OF THE BOARD OF DIRECTORS, SHALL UPON WRITTEN DEMAND OF THE BOARD OF DIRECTORS, BE REMOVED FROM THE PREMISES BY THE OWNERS OF SAID PET WITHIN TEN (10) DAYS OF SAID NOTIFICATION.
8. NO TRUCKS, TRAILERS, TRAVEL TRAILERS, BOATS, BUSES OR OTHER TYPE OF WORK VEHICLE OR TRUCK SHALL BE PERMITTED TO BE PARKED WITHIN THE BOUNDARIES OF THE CONDOMINIUM.
9. EACH OWNER SHALL BE ASSIGNED A PARKING SPACE FOR HIS OR HER VEHICLE, WHICH SHALL BE THE EXCLUSIVE SPACE OF SAID OWNER. NO OTHER OWNER OR GUEST OF ANY OWNER SHALL PARK IN SAID ASSIGNED PARKING SPACE. GUESTS OR TRADESMAN SHALL USE THE PARKING SPACES ASSIGNED FOR THEIR USE AND BENEFIT. NO MOTOR VEHICLE SHALL BE PARKED IN SUCH A WAY AS TO BLOCK THE EGRESS AND INGRESS OF OTHER MOTOR VEHICLES.
10. HALLWAYS AND DOORWAYS SHALL BE KEPT FREE AND CLEAR AT

EXHIBIT "E"

ALL TIMES. NO OWNER SHALL DEPOSIT ANY OBJECT OF ANY KIND IN ANY HALLWAY OR STAIRWAY.

11. TELEVISION, RADIOS AND MUSICAL INSTRUMENTS MUST BE USED AT SUCH TIMES AS WILL PROVIDE A MINIMUM OF DISTURBANCE OF OTHER APARTMENT OWNERS. THE USE OF MUSICAL INSTRUMENTS AFTER 10:00 P. M. IS PROHIBITED. VOLUME ON RADIOS OR TELEVISIONS MUST BE TURNED DOWN AT 10:00 P. M. SO AS NOT TO DISTURB OTHER OWNERS.

12. NO PEDDLING, SOLICITING, OR COMMERCIAL ENTERPRISE OF ANY KIND ALLOWED.

13. NO CHILD IS PERMITTED IN POOL ALONE UNLESS A RESIDENT ADULT STAYS NEARBY. DEVELOPER SHALL NOT BE RESPONSIBLE FOR PROVIDING LIFE GUARDS AND PERSONS SHALL USE THE POOL FACILITIES AT THEIR OWN RISK.

14. A RESIDENT HOST MUST ACCOMPANY ALL VISITORS AT ANY OF THE COMMUNITY FACILITIES.

15. NO "FOR SALE" OR "FOR RENT" SIGNS MAY BE DISPLAYED ON THE PROPERTY OR UNITS.

16. NO TRAVEL TRAILERS, CAMPERS OR OTHER TYPES OF TRAILERS, WHETHER SELF-CONTAINED OR NOT, SHALL BE ALLOWED TO PARK ON THE PREMISES OVERNIGHT.

17. NO UNIT SHALL BE LEASED FOR LESS THAN THIRTY (30) DAYS.

18. THE ABOVE RULES AND REGULATIONS SHALL NOT APPLY TO THE DEVELOPER OR HIS ASSIGNS.

19. THESE RULES AND REGULATIONS MAY BE AMENDED AS SET FORTH IN ARTICLE X. OF THE BY-LAWS AND ALL APPLICABLE SECTIONS PERTAINING TO CHANGES IN THE BY-LAWS.