

STEEPLE HILL CONDO ASSOCIATION

Rules and Regulations on Enforcement of Covenants and Rules (Amended on October 10, 2022)

Additions are noted in bold.

Section 8.06 – Pets and Animals:

No pets, animals, livestock or poultry of any kind shall be raised, bred or kept in any unit or in or on the common areas except two (2) neutered cats **OR** one (1) dog of thirty pounds or less may be kept in units within designated pet buildings in strict accordance with rules and regulations which may be adopted by the Association regarding the same. **Pets must be kept on a leash and under proper control when outside of a condo. No pet may be left in a unit for any period of time if the pet creates a noise nuisance to other owners.**

Enforcement: Any unit owner not in compliance with the above shall be given a written notice of non-compliance. The owner shall have a 14 day period to become compliant. If they are still not compliant, they shall be given a fine of \$10.00 per day until they become complaint. Any fines shall be paid with the next month's condo dues.

Grandfather Clause: Any existing pet owner, as of this notification date, owning a dog over thirty pounds, may keep their dog until the pet passes away. Any new dog must be thirty pounds or less.

Any pet owner shall pick up after their pets within 24 hours.

Enforcement: If there is a complaint, the owner will receive a call or email from one of the board members and have 24 hours to pick up the pet's bowel movement. If still not compliant, a fine of \$10.00 per day until they become compliant. Any fines shall be paid with the next month's condo dues.

Building #2 (931-947 Spring Court) is a "Non-Pet Building". All other buildings are considered "Pet Buildings".

Section 8.07 – Motor Vehicles:

The owners, lessees, or occupants of any unit, jointly or severally, shall not keep more than two motor vehicles (excluding motorcycles) on the condominium property. Except for guests of all unit occupants, and except as provided in Section 8.08 hereof, the parking of all other vehicles of any kind on the condominium property is prohibited. All motor vehicles must be licensed and operable.

Section 8.08 – Commercial and Recreational Vehicles:

No person shall use any of the common elements of the condominium for the parking, storage, or operation of motor homes, campers, trucks over one ton capacity, snowmobiles, all-terrain vehicles or other commercial or recreation- type vehicles, except as permitted by the Association rules and regulations. One (1) motor vehicle may be parked on the garage area of each condo unit by the owner or the unit or occupant with the exception of November through March.

During November through March, all vehicles must be parked in the garage so snow plowing can be done.

Enforcement: Any unit owner not in compliance will be given a call or email by one of the board members and have 24 hours to become compliant. If still not compliant, a fine of \$10.00 per day will be given until compliant. Any fines shall be paid with the next month's condo dues.

Section 8.10 – Trash and Garbage (Amended February 18, 2005):

The trash, garbage, and recyclables shall be stored in containers specified by the private refuse hauler and shall be kept inside each unit. Each unit owner shall obtain and maintain its own container(s) for trash and garbage. Each unit owner shall obtain one recycling container from the Village of Newburg. Once obtained, the recycling container provided by the Village of Newburg shall be transferred with each unit in connection with any future sales of such unit. The unit owner or occupant shall be responsible to move the container(s) outside the unit to the designated areas within the condominium for collection by the private refuse hauler at the day and location specified by the appropriate municipality. The cost of trash, garbage and recyclable pickup by the private refuse hauler is an expense which is billed by the Village of Newburg and is added to each unit owner's real estate tax bill as a general tax expense.

Enforcement: If there is a complaint, the owner will receive a call or email from one of the board members and have 2 days to become compliant. If still not compliant, a fine of \$10.00 per day shall be given until compliant. Any fines shall be paid with the next month's condo dues.

Section 8.15 – Leasing of Units:

The Declarant may lease units which it owns upon such terms and conditions as it determines. In order to preserve high standards of maintenance and care and other benefits from a low turnover of occupants, all units shall be owner occupied. However, the unit owner may lease the unit once during each 12-month period for a maximum of 3 consecutive months. The owner of a leased unit shall notify the Association of the tenant's name and telephone number.

Clarification of leasing: Each unit is to be owner occupied, but the owner may lease their unit once for a 12 consecutive month period. This rental is not to be used as a money making asset, but to occupy the unit while the owner is contemplating moving to another area or on an extended trip.

Section 14.02 – Shared Wells: Water Charges:

The condominiums will have five water wells with each two adjacent buildings sharing a common water well (i.e., Buildings 1 and 2, Building 3 and 4, Buildings 5 and 6, Buildings 7 and 8, and Buildings 9 and 10). A pressure tank system for well water will be located under the stairway area of the ground level units in each building. The water wells and pipes up to and including each pressure tank system shall be included in the common elements and subject to repair and maintenance by the Association in accordance with Sections 6.01 and 6.05. Any and all charges associated with well water usage, including without limitation, electric charges and water testing charges, will be a common expense included in the annual budget and allocated among unit owners in accordance with Section 7.03.

Voted and amended March 20, 2018: When an owner goes to sell their unit, the owner unit will be responsible for the well inspection and the water test to sell their unit. If there are any problems, for example, the well needs chlorinating or any other defects, the condo Association shall be responsible for any repairs. Also, the condo Association will do a safe water test every two (2) years for all of the Buildings at the expense of the condo Association.

Insurance:

The Association Policy covers “studs out” the shell of the building.

Unit owners should have proper coverage to insure “studs in”. Under Section 3.04 Unit Fixtures are described as: Each unit includes the following fixtures: Interior non-load bearing walls, entry and interior doors, windows and window and door glass, cabinetry, lighting fixtures, floor coverings, plumbing fixtures, heating and air-conditioning systems, water, heater, exhaust fans, range hood and other built-in or permanent improvements and appliances which may be within the unit boundaries; except that the pressure tank system for well water located under the stairway area of the ground level units in each building shall not be included with the unit and shall be part of the common elements.

Common Elements maintained by the Association include, outside garage light fixture and bulb, electronic eye, cement patio, balcony, cement sidewalks. If damage is done by owner, owner will be responsible for repair to return to original state.

Limited Elements are used exclusively by the occupants of a unit. It is the responsibility of the owner of these Limited Common Areas: Maintain outdoor light fixtures and bulbs, except for outside garage light fixture, outside electrical outlets, door bells and outside water spigot. For safety and welcoming atmosphere, all garage lanterns must remain lit during night time hours and not obstructed by any decorations. Light fixtures may not be removed and replaced with another light fixture unless the Association approves of the light fixture.

Grills:

Per the rules of our insurance policy, no grills (gas, charcoal or electric) are to be kept or used on the upper balconies. **NO grills may be used within 10 feet of any flammable structure for all units. All upper unit grills shall be stored in the garage area when cooled. Lower unit grills may be stored on cement patio areas when cooled.**

Enforcement: Any unit owner not in compliance shall be given a call or email by one of the board members and have 24 hours to become compliant. If still not compliant, a fine of \$10.00 per day will be given until compliant. Any fines shall be paid with the next month's condo dues.

Noise Control:

All condos are constructed with a variety of materials: cement, drywall, vinyl, primarily wood. Any hard flooring added in upper units shall include a sound deafening barrier under the material to provide noise control to the unit beneath it. Hard flooring may include cork, bamboo, linoleum, vinyl plank, laminate, solid hardwoods, marble, ceramic tile, natural stone.

Condo Dues:

Condo dues are due on the 1st day of each month. If not received by the 10th day of the month, they shall be considered late.

Enforcement; A fine of \$10.00 will be assessed to anyone that is late with condo dues. The unit owner will be given a written notice of fines. Any fines shall be paid with the next month's condo dues.

Delinquent Fines or Dues:

All unit owners shall be current on the 1st of the month with all dues and fines.

Enforcement; If anyone is in arrears with dues or fines, an additional \$20.00 fine will be enforced until the unit owner is current.