

**COLLEGE PLACE TOWNHOUSES ASSN  
AMENDED BY-LAWS, ADDITIONS AND CHANGES  
August 2000**

**MAINTENANCE FEES:**

Each owner pays a maintenance fee for the unit even though tenant occupied. These fees cover outside utilities, insurance, snow removal, heat, water, sewer, trash, lawn care, boiler inspections, air conditioner maintenance, together with general exterior maintenance. While the residents cannot influence all of these expenses, they are able to help diminish some costs. Your help will be appreciated.

**AREAS OF SPECIAL CONCERN:**

It is not College Place Townhouses desire to unduly regulate unit owners or their tenants. It is however the Associations obligation to see that each one has an opportunity to enjoy his home. In order to preserve the quality of living, the Board of Directors now established the following rules, fines-fees, for violations, to be collected through the owner or rental agent of the unit. These By-Laws amendments and additions are in accordance with and subject to the authority set forth in the Declarations of the Covenants, Condition and Restriction of College Place Townhouses Association.

1. **Each Adult Occupying** a Townhouse unit shall be listed on a Written Lease/Rental Agreement with a copy furnished to the Association Manager. All changes of occupants shall be immediately furnished to the rental agent and Association. Additional Un-registered persons residing in the unit shall be charged \$200 per month, or any part thereof to be paid to the Homeowners Association.
2. **Vehicles of Renters must be Registered** with the Leasing Agent and identified by description and license number with a copy furnished to the Association Manager. Vehicles of owners living there must be registered with the Townhouses Assn. **Changes of Vehicles** shall be furnished immediately.
  - a. **Vehicles** must be in running condition, currently licensed and regularly driven.
  - b. **Unlicensed Vehicles** on property will be towed with cost of removal paid by owner of vehicle. There is no available space for dead storage. The minimum cost for removal is presently \$250.00 charged by the towing company.
  - c. **Assigned Carport** is for the benefit of each unit and it is the responsibility of the owner or

tenant for cleanliness and for any damage caused to the structure. If oil or fluid leakage is not cleaned up immediately and satisfactorily a fine of \$50 will be assessed by the Assn. Manager.

- d. **Only Two Vehicles Per Unit** may be parked on the premises because of critical shortage of parking. Tenant shall first park in his assigned carport. This provides space for one vehicle in the undesignated area, which also allows spaces for guest parking.
- e. **No Car Washing or Auto Repairs** permitted on the premises. The vehicle must be taken to a car-wash or garage for these purposes. A fine of \$50 is to be immediately assessed by the Association Manager for any violation.

3. **No Pets Allowed** except caged birds, aquarium fish (except for those cats that were present before the previous By-Law was in effect, December 1991). If cats or dogs are being fed from any unit, or found in or exiting from a unit, a fine of \$75 shall be assessed immediately by Association Manager against the offending party or unit involved.

4. **Any Common Sidewalk, Driveway or Entrance shall not be obstructed** or used for any purpose other than entering and leaving the units. The manager shall have towed away any vehicle parked in an access area or fire lane. Any costs associated with this removal shall be assessed to the unit owner. Common areas or sidewalks are not to be used as play areas or for skateboards, roller-skates, roller-blades, bicycles, etc.

5. **Stereo and Television Set** must be turned down so they cannot be heard from outside the unit, particularly between 10:00 p.m and 7:00 a.m. Bedroom windows should be closed so alarm clocks do not disturb neighbors. **Noise from Parties** or personal arguments must be kept to the confines of one's own living quarters. If noise levels require the **Call of Police**, then a fine of \$75 is imposed, together with outside party clean up costs including picking up broken glass, etc. **Second Call to Police** requires \$200 fine, plus costs of clean up. Fine is immediately imposed by the Assn. manager, acting for the Board of Directors, on the offending tenant or occupant.

6. **Place refuse** in tied or sealed plastic bags to prevent odor and keep trash from blowing. Flatten cardboard boxes. Keep common areas free of cigarette butts, bottle caps and other trash.

The above By-Law additions and changes are to replace the enforcement provisions only of the By-Laws of the Assn. adopted December 7, 1991. These rules and regulations are supplementary to the rights, duties and privileges which are set forth fully in the Declarations of Covenants and Restrictions and the By-Laws. All legal costs necessary to enforce these By-Laws shall be assessed against the offending unit, occupant or its owner.

Adopted by the Board of Directors at a regular meeting, quorum present, and after being furnished copies of the proposed By-Law changes by mail;

August 15, 2000 M.K. Wierds President  
August 15, 2000 Chris Canaha Secretary