

Century Villa Condominiums

Rules and Regulations

(Amended 2/15/07)

1. Neither the condominium units nor the common areas have been designed to accommodate large families. Therefore, no more than four individuals shall reside in any unit. Children are not permitted to play in the stairways or entryways. Children shall refrain from making objectionable noise that may disturb other occupants. No toys or bikes may be left in any common areas. See fine schedule.

No dogs shall be allowed or kept in any unit or on any common area. Owner is responsible for any damages caused by their pet. Under no circumstances shall feeding dishes, litter boxes or any other property relating to the care of pets be left in the common area or private balconies. See fine schedule.

3. All owners and occupants shall comply with relevant laws, statutes, ordinances and other governmental regulations and also shall not make or permit any illegal use of the premises, nor any use which adversely effects the building insurance costs or coverage. Owners will be charged the cost of corrective repairs. See fine schedule.

4. Nothing shall be done in any unit or to the common areas and facilities which will impair or change the structural design or integrity of the building or common areas or any part thereof. Owner will be charged the cost or corrective repairs. Small changes to external appearance need management committee approval--example cloths dryer vents. See fine schedule.

5. No unit owner shall cause or permit anything (including without limitations, an awning, canopy, shutter, storm door, screen door or any visible attachment) to hang or be displayed on the exterior of the building or any part thereof, or on the windows or doors, especially FOR RENT or FOR SALE signs, without the written consent of the management committee. (example window air conditioner). See fine schedule.

6. No special or temporary private use may be made of any common area for any purpose without the written permission of the management committee. See fine schedule.

7. The balconies shall be used only for the purpose intended and shall not be used for storage or hanging of garments or other articles, or for cleaning rugs, household articles or other items. See fine schedule.

8. No articles or personal property shall be placed in any of the general common areas (especially stairways and outside individual unit entrances). All common areas and facilities shall be kept clear of all rubbish, debris and other unsightly materials. Any owner or tenant violating the area shall be held responsible. See fine schedule.

9. Outdoor cooking shall be limited to the common patio area. Due to the risk

of fire no outside cooking is permitted to any balcony or in the entryways. See fine schedule.

10. Laundry work shall be done only in the laundry room. Under no circumstances shall laundry be hung or displayed in any of the common area or from balconies. The laundry room shall be kept clean and shall be use only for the purpose intended. Smoking the the laundry room is prohibited. See fine schedule.

11. Disposition of garbage and trash shall e limited to the common garbage facilities as provided by the association. All garbage must be placed inside the dumpster and not left outside the container. See fine schedule.

12. Due to limited parking spaces, no more than two vehicles are allowed for each unit. Each parking stall shall be used for the parking of licensed and operable motor vehicles and for no other purpose. No boats, trailers, or other recreational vehicles shall be parked in any parking space. Vehicles shall be parked within the designated areas only and shall not be parked in such a manner as to impede or prevent ready access to any part of the complex. Vehicles improperly parked will be towed away at the owners expense. Vehicles parked against the red curb at the north end of the property impede cars backing out of the parking stalls. See fine schedule.

13. Unit occupants shall avoid making or allowing loud, disturbing or objectionable noises that may disturb other occupants. On musical instruments or equipment (including stereos, TV's and radios) shall be used at any time which unreasonably disturbs or tends to disturb the occupants of the buildings. No musical instruments or equipment will be used after 10:00 PM in such a manner that the sound can be heard outside the confines of the occupants unit. There will be notification of legal authorities and fines. See fine schedule.

14. All individual windows of each unit shall have window coverings. The exterior view of these coverings shall be white or off white in color. Occupants desiring a different color may submit a request to the management committee for approval prior to installation. No windows may be covered with newspaper, aluminum foil, bed sheets or any other covering that may not conform to the exterior visual appearance of the buildings. Unit owners are responsible for their individual window glass and screens. All screens must be in good condition or removed from the window frame. Ten day notice allowed to remedy the violation. See fine schedule.

15. All guests shall abide by the same rules and regulations as the owners and occupants. Damage and violations b guests will be the responsibility of the unit owner.

16. Due to the danger of fire, no fireworks or fireworks displays are allowed on the property. See fine schedule.

17. Owners renting their units must have permission from the management committee. This is granted to all owners now renting. If, however, tenants create problems this permission will be withdrawn. Until further notice, new owners are not permitted to rent their units. To prevent hardship to a new

owner selling their unit and transferred out of the area, the committee will consider granting temporary permission to rent until the unit is sold. Owners renting their units are responsible for informing their tenants of the association rules and regulations. Renters are not permitted to sublet their units.

18. There is one community owned satellite dish on each building and the buildings are wired for Comcast. Additional dishes and wiring is not allowed. We do not want people climbing over the roofs and poking holes in them.

19. Condo fees are due on the first of the month and late after the fifteenth (and if late subject to fines).

All complaints, requests, and suggestions should be in writing and directed to the Property Manager. Problems will be discussed and appropriately handled by the management committee. The committee reserves the right to make or alter the rules and regulations from time to time as may be deemed necessary for the care and cleanliness of the premises and for securing the safety, comfort, and convenience of all occupants thereof.

Fine schedule: 1st occurrence--warning, 2nd occurrence \$25, 3rd occurrence 50\$, 4th occurrence \$100.

HOW TO REPORT A RULE VIOLATION

Rule violations should be in writing (legible hand writing OK) sent to the property manager. He will notify the violator and if necessary impose a fine.

Sample:

Century Villa Condominiums
c/o Cirrus Properties Inc.
PO BOX 171014
Salt Lake City, Utah 84117

Date

Dear Sirs:

I observed (name, or person) living in unit xx (or automobile license plate number if parking violation and that is all you have) hanging laundry from their balcony (or other violation) at (time) and on (date).

Sincerely,

Your name
Janet #