

Rules and Regulations for Cobblestone Condominium Association

NOTE: These rules are a DRAFT and have not been officially agreed to except as documented in the minutes of previous association meetings.

1. Purpose

The fundamental purpose of the Cobblestone Condominium Association Rules and Regulations is to provide a basis for protecting owners' equity in the development, maximize enjoyment, assure the continued aesthetic beauty of the community, and to provide the framework within which people can live in harmony.

2. Authority

The Cobblestone HOA Bylaws allow the Board of Directors to enforce such Rules and Regulations for the general benefit of the community

3. Responsibility

Homeowners are responsible for the actions of their family members and guests as well as their tenants, family members and guests and are responsible for providing a copy of the Rules and Regulations to their tenants.

Homeowners are responsible for payment of all fines levied and costs incurred related to damages resulting from violations of these Rules and Regulations.

4. Member Complaints

Complaints by owners shall be in writing and submitted to the Board of Directors. They must identify the individual making the complaint, the alleged violator, a description of the complaint, when the violation was observed and any other appropriate information.

Tenants must present complaints to their respective landlords who can then file a complaint with the Board of Directors at their discretion. It is an owner's responsibility to deal with their renters, not the HOA.

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5. Member Penalties

It is the policy of the Cobblestone Homeowners Association to protect the rights and privileges of the Homeowners and to enforce the governing documents (Bylaws and Rules and Regulations) of Cobblestone Condominiums. The following system has been established for penalties and fines

1. The Violation Process

Fines may be levied by action of the Board of Directors after notice in accordance with the schedule below.

a. 1st Offense: Written Notice of Violation

b. 2nd Offense: 2nd Written Notice of Violation, Fee of \$21 and Notice of Hearing

c. 3rd Offense: 3rd Written Notice of Violation, Fee of \$105 and Notice of Hearing

d. Subsequent offenses may be sent to the Associations Attorney for appropriate legal action at the discretion of the Board of Directors and/or additional penalties may be applied.

3. Violation Notice

Each violation notice shall specify the nature and date of the violation, or the date said violation was identified, and violation must come into compliance within 10 days of notice date.

4. Notice of Hearing

After a second violation notice the alleged Violator is entitled to a hearing on merits of the matter provided that such hearing is requested in writing within 10 days of the date of the violation letter.

5. The Hearing

In the event a hearing is held, it shall be before the Board of Directors and all concerned parties will be served a written notice of the hearing at least 10 days prior to the hearing date.

6. The Decision

The decision of the Board, committee or other person, shall be in writing and provided to the Violator and Complainant within 10 days of the hearing, or if no hearing is requested, within 10 days of the final decision.

1. Rules, Regulations, Violations

These rules and regulations apply to Cobblestone Condominium owners and through the owners to tenants residing in Cobblestone Condominiums. Violations will result in the fines as established by the Cobblestone Condominium Association.

2-6. Common Areas

The decks associated with the ground level units, hallways, porches, steps, lawn, dumpsters, and parking areas not directly in front of unit garages are considered to be common areas. Any common area may be used for normal and expected purposes at any time by any owner or tenant. All are expected to share these areas and cooperate in shared usage. Hazards and dangers that would prevent common usage are prohibited.

3-7. Grills

Charcoal grills with active coals are prohibited within 15 feet of the buildings. Grills with small propane tanks are allowed per town code. /* Rick Hobbs will verify w.r.t. town code */

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4.8. Parking

Each unit is allocated two parking places, one in the unit's garage and one directly in front of the unit's garage. Spaces in front of the hallway doors ~~and at the lower edge of the parking lot~~ are common areas and are available on a first come, first served basis. ~~Units occupied by tenants are limited to two cars in the parking lot at any one time. Vehicles left in community parking spaces for more than 48 hours are subject to tow at the vehicle owner's expense.~~

5.9. Dogs

Dogs shall be supervised and under control at all times within the Cobblestone Condominium property. Owners are responsible for immediately cleaning up after ~~any~~ dogs associated with their units. Owners are responsible for ensuring that associated dogs do not engage in prolonged barking or threatening behavior. Dogs are not permitted inside other units (including garages, even when open) with out consent from said units owner or tenant. Owners are responsible for ensuring that the dogs associated with their units comply with sections 79-2-A(4) and 79-2-A(5) of the Frisco Town Code.

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Comment [wbh1]: Added per our agreement in the meeting that our dog policy must comply with the town code.

6.10. Smoking

Smoking is prohibited in all common areas to include all hallways, decks, porches, and parking areas. Unused portions of cigarettes etc. shall not be discarded on the property, but shall be disposed of, as refuse, properly.

Comment [wbh2]: Common areas are defined above so we don't have to mention them here.

Comment [wbh3]: Audrey suggested this change.

7.11. Noise and Disturbances

Please be considerate of your neighbors. ~~Unreasonable noise and/or commotion at any time of day will not be tolerated, it being understood that unreasonableness is determined by the time of day (for example, the amount of noise and/or commotion to be tolerated in the night and early morning hours will be lower). Noise that is unreasonably loud, raucous or jarring to persons within the area of audibility between the hours of 10 p.m. and 8 a.m. is declared to be a public nuisance and subject to Board and Civil action.~~

Comment [wbh4]: Changes suggested by Audrey.

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8.12. Snow Removal

8.1 Larger Snowfalls

Larger snowfalls (above 4 inches) will be handled by the snow removal service. Owners must ensure that cars associated with their units are not in the lot when the plow arrives. ~~In general, cars should be moved at a time and for a duration specified by property management in accordance with the current snowplowing contract. Plow times will be posted in common areas during the winter season.~~ Owners are responsible for clearing the space directly in front of their garage ~~that the plow cannot reach.~~ Owners are responsible and for clearing the front steps and ~~the area immediately~~ in front of them.

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8.2—Smaller Snowfalls

Smaller snowfalls will be handled by owners. Owners are responsible for clearing the area in front of their garages and the areas in front of the steps to their unit.

9.13. Condominium Association Annual Meeting and Workdays

Attendance at the annual association meetings and workday is mandatory. Units not attending or represented by written (or email) proxy will be assessed an extra month of association dues.

Comment [wbh5]: Randy thinks this item may be covered in the bylaws.

~~Summer Meeting and Workday~~

~~The summer meeting and workday will be held on a date agreed upon by the owners. Since the winter meeting is optional, this must be done at the summer meeting for the next year.~~

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8.3—Winter Meeting

~~The winter meeting is optional. If it is to be held, at least 30 days notice of the date and general agenda must be provided to the association. Any member may propose to any officer that the meeting be held. The meeting will be held if a majority of the Association Officers agree that it is necessary. The association will strive to find a date that is acceptable to as many of the owners as possible.~~

Comment [wbh6]: Clarification suggested by Audrey.

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14. Tenant Complaint/Concern Procedure Trash

~~All trash and waste materials must be disposed of inside the dumpster or recycling canisters. Any refuse found outside of the designated waste containers will be subject to penalty. s~~

~~All rental tenants must present their complaints or concerns to their landlords (unit owners), who will in turn interface with the HOA. It is an owner's responsibility to deal with their renters, not the HOA.~~

Comment [wbh7]: Change (addition) suggested by Randy

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