

University Park Condominium Association

RULES AND REGULATIONS

Responsibilities:

It is the responsibility of each owner/occupant to be familiar with the Declarations, Bylaws and Rules (collectively the "governing documents") of the University Park Condominium Association (UPCA), Inc.

The UPCA Board of Directors has the authority to adopt and enforce additional rules as it may deem necessary; and to impose reasonable fines, penalties or legal action upon owners for rule violations. Obligations of the owners are detailed in the Association's Bylaws, Article VII.

From time to time, the Board of Directors, as authorized by its Bylaws dated September 1983, has the authority to adopt rules and regulations as needed to insure a safe and enjoyable living environment for all the homeowners in the Association.

*This document and all other forms referenced within are available online at:
<https://uparkcondos.com>*

Section 1: Smoking

- A. Due to insurance regulations, smoking (of any substance) is not permitted inside any unit, the hallways and stairways, and the Laundry and Storage Building. To reiterate, smoking is prohibited in your unit, in the entry areas, and within 25 feet of any building.
- B. Smoking outside is allowed, but residents who smoke outside are asked to be considerate, to not smoke in a way that would have smoke enter open windows or doorways and to dispose of their smoking related debris carefully.

Section 2: Lawns, Hallways, and Common Elements

- A. The storage of personal property in the common areas is strictly prohibited. Any personal property left in common areas may be disposed of at any time at the discretion of the Board of Directors without notice or compensation. Common areas include, but are not limited to, lawn areas, playground, entryways, hallways, laundry room/storage area, etc.
- B. Bicycle racks are provided for the use of residents and are for working bicycles only. UPCA Bicycle stickers are required for all bicycles and should be obtained by contacting the property manager or maintenance personnel.
- C. Any personal property left in common areas at the time a unit is sold will be considered abandoned and will be disposed of at the discretion of by the Board of Directors.
- D. No screen doors are allowed without prior written consent from the Board of Directors.

- E. All grass areas and outside walkways must remain free of personal property at all times, including lawn furniture, bicycles, and children's toys.
- F. The Laundry Room is for the use of residents, only. You are asked to treat the washers and dryers with care. If a machine does not work, please put a note on the unit and contact maintenance personnel to report a service request.
- G. No skateboards may be used on the property.
- H. Climbing on fences, garbage cans, mailboxes and roofs is prohibited.
- I. Each resident shall use due care to keep the hallways, laundry room, and storage and entry/hallway areas clean.
- J. The use and storage of barbeque grills and other outdoor cooking equipment anywhere on the property is prohibited. This is strictly prohibited by the association's insurance policy.

Section 3: Vehicle & Parking

- A. Vehicles must always have current licensing and registration and be in working order.
- B. The long-term storage of vehicles (more than 30 days) outside of your own assigned space is prohibited. Any or all vehicles, whether in assigned parking or in the visitor lot must be removed upon request to accommodate snow removal or other needs of the Association. Arrangements for long term parking in the designated area may be made with the Board, the maintenance manager. There is a monthly fee set by the Board for the use of a space in the long-term parking area.
- C. Vehicles shall not be repaired or have oil changed while on the association premises, regardless of location. Any oil leaks shall be promptly corrected, and any resulting oil stains treated/removed.
- D. Owners will be liable for damage caused to the parking area due to leakage of vehicle fluids.
- E. A \$50 per day fee will be assessed for motor home parking in excess of 48 hours. Exceptions may be made on an individual basis by the Board of Directors.
- F. No parking is permitted next to or around the mailboxes at any time.

Section 4: Pets

- A. No pet dogs are allowed on the premises at any time.
- B. Loose animals will be impounded in accordance with Fairbanks North Star Borough laws.

- C. Any occupant with a pet dog on the premises will incur a \$100 per day fine for each day a dog is on the premises in violation of the Bylaws. NOTE: The Board of Directors can make exceptions to this rule for service animals on a case-by-case basis. The Board of Directors can establish additional fees for service animals allowed on the property. Owners of service animals are responsible for their animals' behavior and waste.

Section 5: Use Restrictions

- A. No windows will be open for extended periods during the winter months (November 1 to April 1) to minimize fuel costs and prevent pipes from freezing. There is a \$25 per day fine for windows left open during the above time frame.
- B. No firearms may be used on the property.
- C. No noxious, offensive, or illegal activities shall be carried on within the association premises.
- D. An operable 2AB fire extinguisher is required in each unit as per our insurance policy.
- E. For safety purposes, any changes to the unit that go through exterior walls, ceiling, or floor must be approved by the Board of Directors in advance.

Section 6: Ownership & Rent/Leasing of Unit

- A. Each unit owner must have a current confidential Unit Registration Form on file with the agent of record and which will be made available to emergency services or a Board of Directors Member to assist the emergency personnel. Information is held in strict confidence but is necessary in the event of an emergency involving a unit. Information should be updated if any changes in contact information or rental status change
- B. Unit owners who rent, lease or otherwise permit another party to occupy his unit shall be responsible for the actions of their renter/occupants. Unit owners will be notified of violations and will be expected to ensure compliance of occupants and their guests. Fines will be levied against the unit owner for violations of these rules.
- C. Unit owners should update the Unit Registration Form when any tenant information has changed.

Section 7: Noise/Nuisance

- A. Quiet hours are between 10:00 p.m. to 6:00 a.m.
- B. All residents are always entitled to peace and quiet within their homes. Radios, musical instruments, stereos, televisions, and other devices shall be used in a reasonable manner with volume such that the noise is not heard in adjoining units.

- C. Residents may not cause a nuisance to others. This includes loud noises occurring in doorsteps, hallways, parking lots, and lawn areas.

Section 8: Maintenance

- A. All unit owners shall keep their units clean and maintained in good order and condition.
- B. General maintenance contractors are responsible only for the work assigned to them by the Board of Directors for UPCA.
- C. If you have a running toilet, or a leaking faucet or shower please contact a plumber promptly to make the necessary repairs or, if you are a renter, please contact the owner of your unit to have it repaired.
- D. The zone valve located in your unit (and responsible for controlling heat) is the responsibility of the unit owner. They will ensure it is working properly and pay for any necessary repair work.
- E. The outdoor car plugin outlets are the responsibility of the unit owner. They will ensure it is working properly and pay for any necessary repair work. If something happens beyond the owner's control, UPCA's Board of Directors will discuss this on a case-by-case basis.
- F. Structural alteration or wiring modifications by unlicensed individuals are not permitted. Owners are encouraged to use licensed, bonded and insured contractors for repairs performed within their unit.
- G. No Satellite dishes are to be installed on the property.
- H. Any maintenance issues within the walls of a unit are the responsibility of the unit owner and should be addressed immediately to ensure that the unit is well cared for and no damaged is caused to other units.
- I. Any issues pertaining to the maintenance and care of the association should be reported to the registered agent or maintenance personnel immediately.

Section 9: Waste and Garbage Management

- A. Dumpsters and garbage cans are for the use of unit residents only. Please take your trash to those dumpsters nearest your unit which have been provided for your convenience.
- B. All garbage should be in a sealed and closed garbage bag.
- C. All garbage must be placed inside the dumpster and cannot be left on the ground. The disposal service does not pick up garbage which is on the ground or around the dumpster.
- D. No large items (such as furniture, beds, TVs, etc.) may be disposed of in the dumpster. Large items should be taken directly to the FNSB Transfer Station.

Section 10: Child Safety

- A. Parents or their representatives are responsible for the actions of their children and WILL be liable for damage caused by their children.
- B. Children playing in any areas of the University Park Condominiums are AT THE PARENTS or THEIR REPRESENTATIVES RISK. There is no attendant in the play area.
- C. Children should play within the fenced playground area only.
- D. Toys and miscellaneous sporting equipment should not be left in the common areas, such as the parking lot, hallways, lawn or sidewalks. Chalk drawing is allowed only on the sidewalk and should be cleaned off when finished.

Section 11: Miscellaneous

- A. In the case of a bona fide emergency, the Board of Directors, the association's maintenance personnel, or authorized agent may gain entry to a unit when the unit or any part of the association premises is threatened, regardless of whether the unit owner or occupant is present. Emergencies include but are not limited to broken pipes, fire, roof leaks, etc.
- B. Advertisements, posters, or signs may not be displayed except with written approval of the Board of Directors. This restriction shall not apply to any single sign of a reasonable size that states the unit is for sale or rent. Means of displaying such sign may not adversely affect the Common Elements or Limited Common Elements.
- C. Fines may be levied against a unit owner to ensure compliance with association rules and regulations.

Please help us to maintain a peaceful and enjoyable community.

Help keep our neighborhood clean and beautiful.

Please remember to be courteous and respectful of your neighbors.