

## CenterCourt COA Rules & Regulations Fines Summary (5/2021)

*Note that the following rules AND regulations apply to all owners, tenants/guests and renters/guests. It is the responsibility of all CenterCourt owners to follow and to distribute these rules & regulations to all renters/ tenants and guests. These fines are per occurrence.*

**Tenant Information** forms should be filled out and returned to the CenterCourt management company when new tenants move in (if they have 1 or 2 dogs under 40 pounds they will need to fill out Pet Registrations Forms, too). Forms are available from the Property Manager. Failure of the owner to submit an owner/tenant information sheet is **\$150** per occurrence.

**Posting Signs** of any type is prohibited including flags, flyers, banners, signs or anything else deemed inappropriate (by the association or prohibited in the CC Master Deed or Bylaws), in any common area, doors, stairwells, walls, windows, mailboxes, etc. The fine is **\$100**

**Disruptive or Excessive Noise** is not allowed in common areas or from inside a residence that is disturbing to other residents: The fine is **\$150**

**Propping any Entry Door** into the building including garage/entry doors and stairwell doors is prohibited. The fine is **\$150** per occurrence.

**Lock Out Help** is available through the property manager. Services to unlock a resident door due to resident error are available during regular business hours (Monday through Friday 8:00 am until 5:00 pm excluding holidays). The cost is \$0 for first occurrence and **\$75** for each successive occurrence. For assistance outside of regular business hours there is a **\$75** charge for each occurrence (paid directly to the property manager).

**Improper Disposal of Trash** includes leaving trash in hallways, grounds, stairwells, parking garage, etc and constitutes a **\$150** for each occurrence.

**Grills** are not allowed and this includes storing and/or using a grill of any kind on patios, balconies or common areas. Fine is **\$100**.

**Parking** is allowed in assigned places only. Parking in a numbered space other than the one assigned to your unit will result in a fine of **\$100** per occurrence.

**Reckless Driving** is not allowed in the parking garage and will result in a **\$100** for the first occurrence and repeat offenses is a **\$150**

**Window Treatments** are allowed, however only 4" vertical, white or 2" horizontal, white blinds are to be used on CenterCourt property inside the windows. The fine for using any other product is **\$100** and will be assessed 45 days after written notice of violation. Fines will continue monthly (every 30 days) until the problem is rectified or the management company has been notified that an order has been placed for the correct window treatment.

**Pet Rules & Regulations** adherence is required. Violations of such will result in a **\$150** fine and include the following: failure to register pets, failure to license, failure to have pet vaccinated for rabies, failure to display CC tags, harboring a dog larger than 40 pounds in a residential unit, having more than 2 dogs per residential unit, failure to have a pet leashed and under control, failure to clean up pet waste, and improper disposal of pet waste. Payment for damage to common elements by a pet shall be the responsibility of the owner of the pet. If any pet owner violates these rules more than twice in any twelve (12) month period, then in addition to any above fines, the association shall have the right to require the owner to remove the pet permanently from the Property, upon not less than ten (10) days written notice.

**Bicycle Rules & Regulations** compliance is required. Any owner of a bicycle found to be out of compliance will incur fines and penalties as described. The owner of a bicycle found to be parked in an area out of compliance will incur a **\$100** fine. See Bicycle Rules and Regulations for more information.