

Coronado Woods Association

Rules and Regulations



2011

**CORONADO WOODS ASSOCIATION
RULES AND REGULATIONS
2011**

PREFACE

These rules and regulations were prepared by the Association Board of Trustees as a quick source of general information about the association and its unit owners. This is not a substitute for the Declaration and By-Laws which should be read and understood by all unit owners. These regulations have been established for the welfare of residents and it is necessary for all residents to cooperate with the rules. This will maintain the value and safety of our common property.

You should have received a copy of the Declaration and By-Laws from the seller or the title company. If you did not receive the Declaration and By-Laws you may request a copy from the management company.

BOARD OF TRUSTEES

The Board of Trustees has been delegated in the By-Laws with the responsibility for the operation and management of the association's affairs. The Board consists of five (5) homeowners each of which is elected by fellow homeowners at the annual meeting. Trustees are elected to a three (3) year term and the terms are staggered so that not every position is up for reelection during the same year. Notice of the annual meeting (held in November) will be sent to homeowners and all are encouraged to attend.

2011 Board of Trustees

Michael McMillan (President) – 751-8941
Bill Collins – 866-8633
Linda Timberlake – 604-6550
Regina O'Neal – 863-1911
Christa Seabrooks – 604-6055

FINANCIAL MATTERS

1. Monthly fees are due on the first of each month. Fees postmarked after the 10th will be assessed a late fee of **\$12.00**. Checks should be made payable to Coronado Woods Association c/o the management company. If a check is returned for insufficient funds or any other reason, a fee of **\$35.00** will be charged to the unit owner. This is in addition to the late fee.
2. A lien may be attached to properties that are over 90 days in arrears. The delinquent unit owner's account will be charged all costs and expenses associated with the filing of a lien. All fee payments made to a unit owner's account after the account became delinquent will be applied to the oldest outstanding balance. Late charges will continue to be assessed on the outstanding balance until that account is current.
3. Other legal action may be taken such as filing small claims or sending the account to collections. At the option of the Board of Trustees, any unit owner in arrears can be assessed the entire unpaid balance for that calendar year and bear interest at the rate of 8% per annum.

INSURANCE

1. All buildings in Coronado Woods are insured with State Farm. It is the unit owner's responsibility to insure the interior of your unit. Your policy should include coverage for contents, personal liability and any other coverage you wish.

PARKING

1. Residents should refrain from on-street parking and there should be no cars parked where the street narrows at the end of the entry island. **No cars** are to be parked on the West (pool side) side of Sequoia so emergency and snow removal vehicles have access to all parts of our community.

2. Residents are advised that, in the event they park their vehicles on the street during snow removal season, they do so at their own risk. Snow removal equipment may accidentally plow your vehicle over with snow and neither the Assoc. nor the snow removal contractor assumes any liability for this action.
3. Residents should refrain from parking a second car in a carport unless permission is granted by the owner to park in their carport space. Carport spaces are the only assigned parking spaces.
4. Excessive repairs to vehicles and other activities which may cause damage to the asphalt should not be conducted. See Article VI (Restrictions) Section 5 (Nuisance) paragraph A of the Covenants.
5. Any car washing must be done in the carport areas and should not block ingress and egress from the carports. Clean up the asphalt area when done.
6. Parking of residents' recreational or commercial vehicles is prohibited.
7. Trucks are not to be parked on streets. They may be parked in the common area and must be kept clean and free of debris and/or materials.
8. Vehicles not driven on a regular basis should not be parked in the common area parking spaces and those that do not move may be parked in the unit owner's carport space. The vehicle must be kept relatively clean, no flat tires, with valid license plates and registration stickers. Failure to comply may result in police department towing.
9. At no time should resident's or their visitor's cars block ingress or egress to the carports.

PETS

1. Small household domestic pets, twenty pounds and under, not in excess of two, not bred or maintained for commercial purposes may be maintained in a unit.

2. Animals are not permitted to run loose, they must be on a leash and handled by an adult owner. They may be walked in the common area provided any waste is picked up immediately. A \$50.00 fine will be issued to anyone not picking up after their pets. See Article VI (Restrictions) Section 8 (Animals) of the Covenants.
3. Excessive and continual barking will not be permitted.
4. Animals are not permitted in the pool area.
5. Please be considerate and do not walk your dogs on the Retreat's property since we have requested that they do not walk their dogs on ours.

TRASH

1. Trash must be placed at the end of your carport (not the grassy areas) the night before the Friday morning pickup except for holidays. If you set your trash out the night before (no earlier) it must be in a **covered trash can** (no plastic bags with food enclosed). Animals tear the bags open, scatter the trash and the unit owners are responsible for cleaning up any mess. It is recommended that trash be set out early Friday mornings after daylight to help prevent animal destruction. Plastic bags with paper/yard waste are permitted (no food).
2. Do not set out large bulk items (washers, dryers, etc.) for pickup unless you have made arrangements with the trash service for pickup.
3. Trash cans are not to be stored in the carports.

POOL

1. Any unit owner whose fees and assessments are not in arrears may use the pool. A key to the pool may be obtained from the association president.
2. **Association members must accompany any guests at all times** when using the pool. See Article IV (Property Rights, Section 1 (Easements of

Enjoyment: Limitations) Paragraph A of the Covenants.

3. Residents are advised that no lifeguard is provided for the pool area and should use caution and good judgment when using this facility. **Absolutely NO children under the age of 14 are allowed in the pool area without an adult.**
4. No glass containers or alcoholic beverages are permitted in the pool area.
Follow all rules posted at the pool.

ARCHITECTURE AND LANDSCAPING

1. Before altering the exterior of your unit (patio fences, mailbox, porch light, etc.) obtain approval of the Board of Trustees. Failure to do so may result in legal action taken by the Board. See Article VII (Environmental Control) of the Covenants.
2. Before planting in the front common area, obtain written approval from the Board. However, residents may plant small shrubs and flowers (perennial or annual) at the rear of their units without obtaining approval. It is the unit owner's responsibility to maintain these plants. Remove dead plants after first frost. Planting may be done in existing beds only. Do not remove existing landscaping.
3. No changes may be made by unit owners to common areas, sidewalks, lawns, etc.
4. FLAGS: One (1) American flag (3 X 5) is permitted on a front porch post. Do not mount brackets on metal siding. Seasonal and sports flags are permitted only when appropriate.
5. Satellite dishes must be placed on the patio and kept below the fence line out of view.
6. Bird feeders are only allowed on the patio areas. Keep fallen seed cleaned up so it does not encourage small rodents.

7. When replacing windows, exterior doors and screen doors, the color must be submitted to the Board of Trustees for approval. The color white is not acceptable.

PORCHES: Small porch acceptable items are –

1 non-plastic potted plant or 1 hanging basket

1 appropriate chair (no plastic, beach or camp chairs)

Large porch acceptable items are –

2 non-plastic potted plants or 1 potted plant and 1 hanging basket

2 chairs or 1 bench (no plastic, beach or camp chairs)

ALL PORCHES:

One wind chime is acceptable.

No lawn ornaments or statuary on any porch.

Door wreaths hung by an over the door hanger is acceptable.

Door mats are acceptable but no carpeting.

Unit owners are responsible for keeping their front porches clean and tidy

Non compliance to these rules after written notification is sent are subject to a fine of \$30.00 a month at the option of the Board until the issue is rectified.

HOLIDAY DECORATIONS

1. Holiday decorations starting after Thanksgiving and ending December 31st must be removed no later than January 15th (weather permitting). Other holiday decorations may be put up two weeks prior to holiday and must be removed within two weeks after.

2. Holiday lights in limited common areas of your unit must be white, non-flashing or twinkling, miniature lights only. This includes front bushes of units. No nails, screws, or tacks are to be used. No decorations other than those specified are to be placed in the common areas. No plastic decorations on porches or in common areas.
3. A holiday wreath may be hung on front exterior door with an over the door hanger.

SECURITY

1. No trespassers, solicitors, or unauthorized vehicles are permitted. This is a private residential area.
2. To help prevent criminal activities within our complex, be alert to unusual activities, individuals and vehicles. If you believe something is amiss, call **911 immediately**. If it is a non-emergency, call the Reynoldsburg Police at **614-866-6622**.
3. You are encouraged to leave your front porch and patio lights on after dark. This well lighted appearance is discouraging to prowlers and vandals. It costs less than a dollar a month to burn a 40W bulb for 8 hours.

MISCELLANEOUS

1. Tenants in a rental unit are considered residents and are obligated to follow all Community Rules and Regulations of Coronado Woods. Unit owners are responsible for supplying tenants with copies of the Declaration and By-Laws and Rules and Regulations.
2. If desired by residents, the board will set a date for a community garage sale to be held on the street at the end of Sequoia up against the fence. Residents are responsible for their own tables, pricing, etc. and removal of items not sold at the end of the sale. A pick-up of leftovers could be arranged if needed. No individual garage sales are permitted.

3. When selling or renting your property, only professionally printed signs are allowed and may only be displayed in the windows of your units. No hand lettered signs are permitted in the windows and no real estate signs in the common areas.

This is your Coronado Woods Condominium Rules and Regulations Handbook.

It is intended to supplement the Declaration and By-Laws. If a conflict exists between these Rules and Regulations and the Declaration and By-Laws, the latter shall control.

It is hoped this handbook will be helpful to you and provide answers to less complicated questions. Amendments to these guidelines may be subject to change from time to time at the discretion of and by a majority vote of the Board of Trustees.