

RULES AND REGULATIONS
PHEASANT RUN CONDOMINIUM ASSOCIATION
CONSOLIDATED FROM ALL PREVIOUS RULES AND REGULATIONS
EFFECTIVE DECEMBER 08, 2023

The following Rules and Regulations were passed according to the Declarations and By-Laws over the years and are up-to-date as of the above date.

1. **PETS:** (Pets are subject to the following restrictions and limitations):

- a. Board approval REQUIRED for all pets residing in the Pheasant Run Condo Association
- b. The number of pets is limited to TWO per unit
- c. Visiting pets are required to be on a leash when outside owners units
- d. When outside a unit, pets must be visible to their owner, or held or on a leash at all times
- e. Pet waste matter should be promptly removed and disposed of in a sanitary fashion by pet owners
- f. Any damage to lawns or shrubbery will be at the sole expense of the owner of the pet which caused the damage
- g. **The Board may order the temporary or permanent removal of any pet creating a nuisance or not kept in compliance with these rules and regulations**

2. **PARKING:**

- a. If guest parking is to exceed two (2) weeks, permission is needed from the board
- b. One licensed road-legal vehicle may be kept on the driveway
- c. The condo owner will be responsible for snow and ice removal if a vehicle is in the driveway when plowing is done
- d. Boats, motorized bikes, RV's, etc. must be kept garaged at all times
- e. No vehicle may be parked in the driveway or street on blocks or lifted in any manner for more than two consecutive days without Board approval.
- f. No vehicles shall be parked on any common elements of the condominium without prior written approval of the Board of Directors.
- g. No person shall use any of the common elements for the overnight storage of any non-motorized trailers, moving pods, or recreational vehicles without the prior written approval of the Board of Directors.

3. **GARBAGE AND REFUSE:**

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- a. Unit occupants are responsible for keeping and maintaining garbage in refuse containers in accordance with Village of Jackson regulations
- b. All garbage and recycle containers must be garaged within 24 hours of garbage pickup
- c. On the weeks when both garbage/recycling carts have to be put out to the curb, they are to be placed 2+ feet apart per the collection company so that they can be picked up by the mechanics of the truck

4. LAUNDRY:

- a. Unit occupants are not permitted to place laundry poles or lines of any type, whether temporary or permanent, outside of the exterior walls of a building
- b. Laundry lines, however, may be installed within a garage

5. OUTDOOR ACTIVITIES:

- a. The use of outdoor common areas* for grilling, picnic and recreation purposes is permitted, provided that all grills, picnic equipment, lawn furniture and recreation equipment are stored within the unit occupant's garage when not being actively used
- b. Such equipment shall not be left out of doors overnight unless specific areas for such purpose have been set aside by the Association
- c. Recreational fires, such as a fire in a portable pit, are regulated by strict rules set by the Village of Jackson, which rules are adopted by the Association. Please see Sec. 18-190. – Recreational Fires in the Village Code before making any fires on the condo property

6. "FOR SALE" SIGNS AND POLITICAL SIGNS:

- a. Signs offering a unit for sale shall be limited to one lawn sign not larger than 24" x 20"
- b. This also applies to political signs the size of which can be regulated by the association
- c. Signs MUST be removed within two weeks after the sale of a unit or elections are over

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7. OWNER RESPONSIBILITY:

- a. Unit owners are responsible for making certain that all unit occupants, guests and employees are aware of these rules and regulations and that they comply with them
- b. All unit occupants and their guests shall conduct themselves in a manner which is respectful of the peaceful and quiet enjoyment of the condominium by the other occupants
- c. Owner is responsible for clearing out their driveway if the snow is less than 2 inches.

8. FLOWER AND PLANTING STRIPS:

- a. Owners are responsible:
 - for plantings, upkeep and weeding of the 4 foot bed across the front of their unit
 - the strip between the garage and the front sidewalk
 - the four feet around the deck if planted (not grass)
 - the strip along the outside side of the garage if the owner/previous owner has had permission to plant there
- b. In addition, planters and flags at the front entrances to the building and garage are allowable
- c. Objects on common ground* such as plantings or ornamental objects require written permission from the Board and then are the owner's responsibility as long as they own the unit:
 - Responsibility includes watering large plantings 2 inches per week for two years (**per direction from Arborist**)
 - Responsibility includes watering Common Area grass planting until grass fully grown
 - Responsibility includes maintenance and restoration of Common Area plantings until owner receives Board approval (i.e. repairing dead grass or bare spots, replacing large plantings if the cause of dying directly tied to lack of water per review by the Arborist)

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9. PENALTIES:

- a. The Board will have the authority to impose a fine of \$10.00 per day for every day that the monthly condo fees (HOH) are later than 5 days beyond the due date, which is the first day of every month
- b. If the Board determines that a unit owner or occupant is violating any of the rules stated in this document, it shall notify the unit owner or occupant, in writing, of the violation
 - If the violation continues or reoccurs within six (6) months of the date of the notice, the Board may assess a fine of \$100.00 per day per each violation
- c. Any amounts paid to the Association by the unit owner or occupant shall be applied first to any unpaid fines levied pursuant to this rule
- d. Any amounts so collected shall be deposited in the Association Reserve Account

10. TRANSFER FEES (formerly called initiation fee):

- a. The transfer fee will be owed to the Association by the new owner and is based on a formula using the rate of 0.0075 multiplier against the current Association Reserve Amount at the time of property sale or Title transfer.
- b. This includes transfer to a relative
- c. Transfer fee is waived if the transfer is to a Revocable Living Trust in which the current owner(s) is the Grantor/Settlor(s).

11. DRYER VENTS:

- a. Dryer vents on the inside of the condo are the owner's responsibility
- b. The association only cleans the outside screen as needed

12. WINDOWS AND DOORS:

- a. Both windows and doors are the owner's responsibility
- b. Owners may replace any windows. However, the front windows can only be sliders or cranks in order to maintain the uniform look of the units
- c. Bow and bay windows are allowed with the board's permission and provided the size of the window hole is not changed
- d. No double hung windows are allowed
- e. Any outside facing doors must maintain the uniform look of the units

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- Currently, only a white color is permissible for all outside facing doors
- f. Obtaining a permit from the village for any window work is the owner's or the contractor's responsibility
- g. The front door may be replaced by the owner provided the board approves of the design and color of the door. The owner is responsible for all costs in replacement and maintenance of any front door
- h. Any other outside changes must first be submitted to the board in writing for Board review. If approved by the Board, changes may be made. Should changes occur prior to Board approval and the Board denies the request, the owner shall incur the cost of restoration

13. GARAGE LIGHTS ON FRONT OF GARAGE:

- a. The light fixtures themselves are the responsibility of the association
- b. The owner is responsible for replacing burned out bulbs

14. SUMP PUMPS:

- a. The two outdoor sump pumps are the responsibility of the association
- b. The sump pumps in the units are the responsibility of the owner in whose unit the pump is located
 - All internal sump pump expenses are to be shared by the two unit owners
- c. The black hoses put on the pump outlet outside of the unit are the responsibility of the owner and should be removed when the mowers are mowing the lawns

15. OUTSIDE FAUCETS:

- a. Outside faucets are the responsibility of the association

16. DOWNSPOUTS:

- a. These are the association's responsibility
- b. If an owner wants to change them for any reason, board permission is required and the owner pays the cost

17. INSURANCE:

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- a. The association must carry insurance for anything from the studs out on the buildings and liability for incidents on the shared common areas or as specified in the by-laws
- b. It is the owner's responsibility to have insurance to cover from the studs in and all personal possessions plus the owner's own liability
- c. Copies of the insurance association's policy may be obtained through the condo insurance agent. Contact the Board via email (pheasantrun2021@gmail.com) to request current Insurance carrier contact information.

18. CONTRACTORS AND OTHER HIRED WORKERS:

- a. Any contractor or other hired worker the association or a unit owner hires must be licensed and insured OR the unit owner assumes ALL the risk to repair any damage to the Association owned portion of the Condo Unit(s), Common or Limited Ground Area as stated in a notice to include a due date set by the Board

19. CARBON MONOXIDE DETECTORS:

- a. Carbon monoxide detectors are required by law and are the owner's responsibility

20. RADON ISSUES:

- a. There is no requirement to have radon reduction equipment
- b. Adding this is the owner's responsibility
 - All Radon system expenses after installation are to be shared by the two unit owners
- c. However, the board should be informed since some piping may have to go outside and permission for this is required

21. SATELLITE DISHES:

- a. Satellite dishes need board approval and will be restricted to certain places in the limited common area* of the condo

22. CHRISTMAS LIGHTS:

- a. Lights outside may be lit from Thanksgiving until January 15th

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- b. Lights and decorations may be put up outside when the weather allows and should be removed as soon as weather permits

***DEFINITIONS:**

A. Limited Common Ground/Area:

1. Is the designated area around the foundation/deck of each unit that the Board has approved for owner owned landscaping improvements
2. 4 ft area around the foundation/deck, excluding #3
3. 0-2 ft off of non-sidewalk side of the garage (non-grass)
4. Exception would be owners:
 - A/C unit or replacement unit
 - Satellite Dish or removal of Satellite Dish
 - Or any other owner installed landscaping
5. Any damage to the Limited Common Ground/Area by any owner/owners guests, the owner shall incur the cost of restoration as stated in a notice to include a due date set by the Board
 - the Board may assess a fine of \$10.00 per day for each day past the restoration due date if not resolved per Board review and approval

B. Common Ground/Area:

1. Ground areas outside the Limited Common Ground/Area
 - Includes: permanent pavement
2. Any damage to the Common Ground/Area by any owners/owners guests, the owner shall incur the cost of restoration as stated in a notice to include a due date set by the Board
 - the Board may assess a fine of \$10.00 per day for each day past the restoration due date if not resolved per Board review and approval