



Rules and Regulations **Amended June 22, 2024**

The purpose of the Rules and Regulations for the Ponderosa Condominiums Association is to provide an appealing and enjoyable environment, to protect the property's appearance, and to assure that each resident (owner, guest, tenant or short term renter) enjoys full benefit of occupancy, while at the same time respecting the rights and privileges of others.

1. The hot tub and saunas are open from 9:00 AM to 9:00 PM daily.
2. Quiet hours are from 10:00 PM to 8:00 AM. Excessive noise that is disturbing to others is prohibited. Such noise includes, but is not limited to, pets, music, outdoor conversation, indoor conversation, television sound, automobile horns and engine noises.
3. **All vehicles on the premises must have a clearly visible official Ponderosa Condominiums Association parking permit.** Parking is permitted in designated areas only. No more than two vehicles shall be kept, maintained or allowed on the property of Ponderosa Condominiums for each condominium unit, including those parked in garages. No motor homes, buses, or trailers are to be parked at any location on the property. No vehicle shall remain parked upon the property unless it is in good working condition and used for actual transportation. Exterior parking is only for temporary parking of vehicles being used on a continuous basis and not for long-term parking or storage. The Board of Directors has directed Management to remove vehicles at owner's expense, which are in violation of these rules.
4. **Pet Policies**
 - a. **Guests, tenants, and renters are NOT permitted to occupy a unit with a pet.**
 - b. Owners may reside in a unit with **one** domesticated pet (limited to a cat or a dog).
 - c. Owners may, at their discretion, allow immediate family members to occupy a unit with a pet without the owner being present. "Immediate family" is limited to spouse, parents, adult children (age 21 or older) and adult grandchildren (age 21 or older).
 - d. Owner must notify Association Manager of the name, relationship, and mobile phone number of family members who have permission to occupy a unit with a pet.
 - e. The pet must be housebroken, well-behaved, up to date on rabies vaccine, and be flea- and tick-free.
 - f. A pet may not be left unattended in common areas or on a deck at any time.
 - g. A pet must be on a leash and kept under control at all times while outside the unit.
 - h. Pet waste must be picked up immediately and properly disposed of.
 - i. Owner is responsible for any damage to common areas caused by pets.

5. Charcoal burners and other open-flame cooking devices are not permitted on decks. A common gas grill is available at the patio on a first come first served basis during the summer season.
6. General and limited common elements will be used so as to respect the rights and privileges of other occupants. Personal property may not be stored in general common areas; this includes the parking lots, entrances, hallways, stairwells and landings, and the perimeter of the buildings. No motor home, skis, bicycles, motorcycles, snowmobiles, etc., shall be stored or maintained by any unit owner upon the exterior property of Ponderosa Condominiums. Management has been directed to remove such property in these areas within 48 hours after giving resident written notice.
7. Balconies must remain clear of all items except deck or patio furnishings.
8. Bicycles, skateboards, roller blades, etc. are not permitted on the drainage ramp between Buildings 1 and 2.
9. Conducting a business in a condominium unit is prohibited if that business requires clients to visit the premises, use the parking facilities, or in any way infringes on the quiet enjoyment of the property by other residents.
10. No owner may install any permanent plumbing, wiring or air conditioning equipment, except with the prior written approval of the Board of Directors.
11. Unreasonable ongoing noxious smells that penetrate the common areas or another unit are prohibited.
12. Owners who rent long term are responsible for informing their tenants of these Rules and Regulations. Failure of tenants to comply may result in the Association requiring the owner to evict the offending tenants.
13. No commercial signs, advertisements, or notices shall be exhibited or fixed on any part of the outside or inside of the buildings.
14. **All unit entry doors at Ponderosa Condominiums are required to be on the master key system.**

Every resident shall comply with and abide by all Rules and Regulations set forth above and as amended from time to time. The above Rules and Regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declaration or Bylaws of the Association, but shall only be supplemental thereto.

VIOLATIONS

Violations by a Short Term Renter

Owners of rental units shall provide Association Manager with the name of owner's rental manager. This information must be kept current.

Manager shall immediately notify a short-term renter of a violation of Rules and Regulations.

If violation is not immediately remedied, Manager shall notify rental manager in writing. Rental manager has 24 hours after receipt of notice to cure violation. If violation is not cured a fifty-dollar (\$50.00) per day

charge shall be assessed against Owner and added to Owner's Association account.

All Other Violations

Manager shall notify owner in writing of violation of Rules and Regulations.

Owner has three (3) days after receipt of notice to cure violation and if such violation is not cured, a fifty (\$50.00) per day charge shall be assessed against Owner and added to Owner's Association account.

FAILURE TO PAY ASSESSED CHARGES SHALL RESULT IN THE ASSOCIATION PLACING A LIEN ON THE UNIT.