

Quiet Meadows North

Condominium Association, Inc.

The following rules and regulations have been updated and adopted by the Board of Directors by way of unanimous vote on June 17, 2025.

In addition to those restrictions set forth in the Declaration & ByLaws:

Pets

- All unit owners shall always keep pets on a leash when outside of the unit.
 - Neither dogs nor cats shall be permitted to run at large, and when leashed, the leash may not exceed six (6) feet in length.
- Owners of animals shall be liable for damage caused by their animals.
- Any kennels shall be kept inside the respective owner's unit.
- Unit owners are responsible for the immediate cleanup of their animals, regardless of the circumstances.
 - The owner or walker of either a dog or cat shall carry a feces scoop or bag and shall be responsible for its acts on either public or private property and is required to clean up said property immediately and properly dispose of it.
- Owner shall not allow defecation or urination on the patios and balconies.
- Dogs, cats and other domesticated animals shall be maintained in a clean, healthy and sanitary condition and environment.
- Frequent or habitual noises by pets may be considered a nuisance and are prohibited.
- No pets of any kind shall be allowed unattended within the common and limited common elements.

Vehicles & Parking

- Owner vehicles must be parked or stored inside garage at all times.
 - If the owner owns more than two (2) vehicles, then one (1) vehicle may be parked within the driveway so long as it is in good repair. If the owner owns more than 3 vehicles, city street parking will need to be utilized.
- **No guest vehicle shall remain parked on the private common roadway for longer than 8 hours. Notify HOA if planned visitor will be there longer than specified time.**
- No vehicle in disrepair (non-operational, leaking oil, flat tires, etc.) is allowed to be parked within the common or limited elements at any time (driveway and roadway).
- No vehicle leaking oil or other vehicular fluids may be parked inside the garage, unless proper steps are taken to protect the garage floor until repaired. Cat litter is not acceptable. Cardboard or other mats can be used until vehicle repair is made.
 - If the vehicle of an owner or guest leaks oil or other vehicular fluids on the common roadway, driveways or garage, the owner is responsible for cleanup and must return the surface to proper state. If the owner fails to do so, the

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association reserves the right to perform the clean up or repair and charge back to the owner.

- No vehicle maintenance involving oil or other fluids other than windshield washer fluid is allowed to be performed on the property (including inside garage).
- No snowmobiles, boats, trailers, minibikes, motorcycles, recreational vehicles, semi tractors or trailers, motor homes, campers, fish shanties, or unlicensed or inoperable or junk vehicles can be parked or stored on the property other than inside the garage.

Window Treatments

- Only window treatments of a proper nature can be utilized as window covering. No sheets, blankets, shirts, towels, cardboard, paper or otherwise may be used.
- Window treatments (blinds, curtains, etc.) shown to the outside of the unit must be neutral in color (tan, white, brown, gray, beige).
- Windows must remain clean and in good condition. Windows may not be written or drawn on, or otherwise decorated with clings, suncatchers, etc. Broken or cracked windows shall be repaired within 30 days of damage.

Fines

- Any unit found in violation of the Declaration, Bylaws or Rules and Regulations shall be subject to the following fine structure:
 - Courtesy letter upon 1st notice of violation with 30 days to correct (per the bylaws Section 9.05)
 - Continuation after the 30-day courtesy will result in a \$50.00 fine with 7 days to correct
 - Continuation after the 1st fine will result in a \$75.00 fine with 7 days to correct
 - Continuation after the 2nd fine will result in a \$100.00 fine per day
- All violations must be proven to be corrected by way of written communication and/or photo evidence.