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Central Park Condominiums Owners Association
Rules & Regulations Amended

The following rules and regulations are adopted as an enhancement and amendment to the current Rules and Regulations for Central Park Condominiums Owners Association (originally outlined on Exhibit "D" of the Declaration of Submission of Horizontal Property Regime dated June 15, 2018):

Effective as of September **16th**, 2022, the following:

1. **ALTERATION OF COMMON GROUNDS:** No owner or occupant is permitted to construct play equipment without prior approval of the board. This must be submitted in writing by the owner to the Architectural Control Committee for written response approval.
2. **LEASING:** Owners who choose to lease their unit are responsible for ensuring that their tenants abide by the rules and regulations of the association. A local (TIffin & 1 hour drive radius) contact email and phone number must be provided to the association by the Lessor-owners for emergency purposes. This contact may be any local person, property manager, or the occupant themselves.
3. **PARKING:** Automobiles may be parked only in areas provided for parking purposes. Parking must be in such a manner as to not impede or prevent ready access to any driveway or sidewalk. Long-term parking of stored vehicles is only permitted within garages. Street parking is to be used by guests and kept to a minimum.
4. **PETS:** From this day forward unit owners shall submit written approval to the board prior to a unit occupant's adoption of any household pet. No animal or reptile shall be bred or kept within confines of this association property except that of a dog, cat, or other common household pet approved in writing by the board of directors of the association. No breed or poundage shall be restricted unless the City of Tiffin restricts. After approval of the board is secured, the unit owner will be required to provide the following within 30 days of adoption:
    a. copy of the pet's license with the City of Tiffin
    b. one-time pet registration FEE payable to Central Park HOA for each board approved newly adopted pets (this nonrefundable one-time FEE shall be calculated as equal to of 1 month of the current monthly dues)
    c. Unit occupant's name (if leased, then this shall be the Lessee), unit address, pet's name, breed, approximate weight

    Pets shall not be tethered to buildings or porches. Tethers are considered to be temporary in nature for the purpose of a short amount of time spent outside. Pets must not be left unattended in a fenced yard or tethered while the owner is absent from premises - so as to permit lawn care maintenance professionals to come and go <u>without</u> notification of the unit occupant or owner. No dog houses or pet confinements shall be permitted on association grounds. Owner shall pick up any waste left in the yard by pets.

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5. **SATELLITE DISHES / ANTENNAS:** From this day forward no satellite dishes or antennas are permitted to be installed in any exterior location without written permission of the board.
6. **TRAMPOLINES & KIDDIE POOLS:** no trampolines shall be kept in yards, patios, decks. Kiddie and pet pools may be kept only in backyard on deck or concrete so as not to impede mowing.
7. **TRASH CANS:** trash and recycling cans must be removed from the curb within 24 hours of being emptied. Cans must be stored inside of the unit. Owners are encouraged to put trash cans out for pickup no sooner than the evening before trash day or thereafter.
8. **LANDSCAPING:** Front yard flower beds shall each contain 2-3 bushes. No vegetables shall be permitted to be planted with the exception of in pots (placed on patios, porches) or raised bed in backyard. Vegetable beds are available with community gardens of Tiffin. Owners are permitted to install up to two raised beds in the backyard not to exceed 48 x 90 each. Raised beds must be maintained by the owner or removed, resodded. Location of raised bed must not interfere with proper slope and drainage.
9. **OTHER NUISANCES:** Each owner shall keep their unit in good state of presentation and cleanliness, routinely washing mud from concrete entrances, stoops, driveways, porches and patios, participating in the care of weeding their landscape beds surrounding their units.
10. **NEW OWNER CAPITAL CONTRIBUTIONS:** Each ownership change of an individual until shall be charged a special assessment equal to 4 months of the current year's dues.(Example if monthly dues are $130 then special assessment 4 x $130 equals $520.) The capital contribution is implemented as a tool to ensure long-term financial stability of the association. As an owner, you should notify potential buyers that they will be subject to this special assessment immediately upon taking possession of the unit. This item was reviewed and approved at the July 19, 2022 HOA board meeting but is referenced herein for the purposes of clarity.

These enhancements to the original Rules and Regulations have been approved by the **Board of Directors of the Central Park Condominiums Owners Association** on the **16th** day of September 2022.

DocuSigned by:
Cindy Grabow, as President
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Sep 16, 2022 | 9:19 AM CDT

By: Cynthia Grabow, President

DocuSigned by:
Kaileigh McKenna, as Vice-President
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Sep 16, 2022 | 7:31 AM PDT

By: Andrew Hamilton or Kaileigh McKenna,
Vice-President

DocuSigned by:
Sep 16, 2022 | 9:46 AM CDT

By: Diana or Greg Giles, Treasurer/Secretary