

LANCES WEST HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Revised 8/18/03

PARKING

1. Parking at LANCES WEST CONDOMINIUMS shall be limited to ONE (1) vehicle per unit.
2. Parking in the Lances West lot shall be by permit only. Parking permits for each authorized vehicle shall be prominently displayed on the dashboard of each vehicle and will be issued to owners and guests of Lances West condominiums only. Vehicles without a valid parking permit displayed will be TOWED without notice or warning.
3. Vehicles blocking access to the dumpster or garage doors will be TOWED without warning. Owners of said vehicles shall be responsible for all related towing charges.
4. All owners and guests will REMOVE their vehicles from the parking lot before 9:00am each morning for snowplowing when 3 inches or more of snow accumulates overnight.
5. Periodically, notices will be posted around the complex instructing owners and guests to remove their vehicles from the lot when heavy equipment will be used to remove the snowpack. Failure to remove vehicles per these instructions will result in vehicles being towed at the owner's expense.
6. Oversized vehicles may not be parked at Lances West. Electrical hookups to campers from the building are not allowed.
7. The Lances West parking lot will not be used for mechanical work on vehicles. Vehicles not moved after seven (7) days will be considered abandoned and towed at the owner's expense.

OTHER

8. Owners are allowed to have a pet on the property as long as the pet does not present any problems or create a nuisance. Owners of pets are required to clean up any pet waste deposited on the property immediately. Guests or rental clients of owners are not allowed to have pets at any time. If an unauthorized person is found to have a pet, the owner will be assessed a fee of \$25.00 a day until the animal is removed.
9. Owners are responsible for any trash removal cost incurred by disposing of appliances, furnishings, and/or construction debris. Owners are responsible for these costs if incurred by their tenants.
10. As stated in Lances West Association legal documents, owners are not allowed to use common areas for storing personal items. This would include but not be limited to walkways, stairwells, laundry rooms and spa areas. If items are placed in these areas the manager shall remove them and the owner of these items shall be charged \$25.00 for each occurrence.
11. * Each Homeowner shall be responsible for any and all damage(s) caused by their unit, families, friends, guests, agents pets, etc., to other units and common areas regardless of whether such damage is occasioned by accident, negligence or malice. Each Homeowner shall pay for such damages and restitution promptly.

* latest revision