

LANCES WEST HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

Revised 8/13/2014

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. Additionally, long term tenants (1 year lease minimum) will be allowed to have a Board approved pet. The request and approval process must be done through the unit owner and must be completed prior to any pet being allowed on site. Any long term tenant allowed to have a pet must have this written into their lease. Permission for a Lance's West Owner or long term tenant to have their personally owned pet on the condominium grounds is revocable if the pet becomes obnoxious to the other Owners, guests or tenants, in which event the Owner of the pet will be given written notice to correct the problem. This includes Owners of pets not cleaning up any pet waste deposited on the property immediately. If the problem is not corrected, the Owner will be given a written notice to permanently remove the pet from the premises. A fine of \$100 per day for each day an infraction against this rule continues shall be assessed against the respective Unit Owner by the Association.**
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.

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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.
12. * **Charcoal barbeque grills are not allowed at Lances West.**

* Latest revision
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