

Camelot



Condominiums

Camelot Condominium Rules & Regulations ***Revised July 2023***

PHONE NUMBERS TO REMEMBER

Life Threatening Emergency	911
<i>Westerville Police:</i>	<i>614-882-7444</i>
Westerville Fire:	614-882-2213
<i>Westerville Electric:</i>	<i>614-901-6430</i>
Columbia Gas Emergency:	800-282-0157
<i>Animal Control</i>	<i>614-901-6863</i>
Dog License	614-462-3260
<i>Camelot Condos Voicemail</i>	<i>614-882-5220</i>
Edge Utilities	513-321-0868

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Welcome to Camelot Condominiums

The Condominiums are under the direction of:

*Camelot Court Condominium Unit Owners' Association Inc.
78 Merlin Drive, Westerville, OH 43081
Voicemail: 614-882-5220
Web: Camelotcondos43081.org
Email: Camelot.rm@gmail.com*

Street Names Are:

- | | |
|-------------------------|---------------------|
| ❖ King Arthur Boulevard | ❖ King Arthur Court |
| ❖ Lancelot Lane | ❖ Merlin Drive |

1. FORWARD

As a unit owner and/or resident of Camelot you may now or in the future, have questions regarding the Condominium Association, its rules, fees, organization or other items. This booklet does not and cannot replace, override or supersede any conditions specified by the

Declaration and Bylaws of Camelot Condominiums. However, it does contain the RULES AND REGULATIONS that have been approved by the Board of Directors. All unit owners, occupants, renters and guests are expected to abide by these rules and regulations at all times. They are included in this booklet that is distributed to all owners and residents as written notice of all rules, regulations, and fines. This booklet may be revised and additional information distributed at any time at the direction of the Board of Directors.

Camelot is a condominium project situated on private property with some units being owner-occupied and some rental units. The condos are managed by the Board of Directors that consists of nine members who are Unit owners, spouses of Unit owners, or in the case where a business entity is a Unit owner, a director, officer, employee, partner, member, or owner of that business entity. The exterior of the buildings and all grounds are commonly owned by the Unit Owners. This means that each owner has part ownership of each blade of grass and every aspect of the common grounds.

Whether you own or rent, it is important for you to understand how the Association works and what you can and cannot do on common grounds and within a unit. All Units must pay condo fees each month. If you are an owner, you pay directly to the Association. If you are renting, the Unit owner you rent the Unit from takes the fees out of your rent and pays the condominium fees to the Association. The fees are used to pay for common gas, common electric, water/sewage charges, refuse collection, insurance for the common areas and the buildings, ground maintenance, and any specific cost to maintain the condominium complex.

The interior of each unit belongs to the individual owner and it is their responsibility to have maintenance done to the inside of the Unit. The exterior of the buildings and all common grounds are generally the maintenance responsibility of the Association. This includes, but is not limited to, exterior lights, fences, and gates. The Association pays for all exterior work unless an individual is responsible for certain damages, except for work required for limited common areas, including, but not limited to, patio concrete and balcony floors. This booklet includes fines that will be charged to Unit owners who are not complying with the rules and regulations.

The purpose of this booklet is to make you a more informed resident of Camelot Condominiums. The contents of this booklet should be discussed with each person in your Unit, young or old, to avoid any misunderstandings or fines for violations of the rules or restrictions of the condominium. If you have questions, please contact the Association and you will be put in touch with whomever can best answer your questions.

2. VIOLATION AND ENFORCEMENT POLICY

If a rule or restriction of the Declaration is violated, in most instances, unless specified below, the board will send the offending Unit owner and residents of the Unit a friendly reminder for

the first offense. After the first offense, if violations continue, the following enforcement policy will be followed:

FINE SCHEDULE:

- I. First offense: No fine. Warning letter and reminder - unless noted differently in the following provisions of this handbook.
- II. Second offense: fine in the amount of \$25.00
- III. Third offense: fine in the amount of \$50.00
- IV. Fourth offense: fine in the amount of \$75.00
- V. Potential eviction.

Pursuant to Ohio Law, Section 5311.081C, prior to imposing a charge for damages or an enforcement assessment (fine) the board must give the unit owner a written notice that includes a description of the damages or violation, the amount of the proposed fine, a statement that the owner has a right to a hearing with the board and how that owner can request a hearing, and a date by which the violation must be cured (if applicable).

The Unit owner must request a hearing in writing no later than the tenth (10th) day after receiving the written notice from the board and if the owner fails to timely request a hearing in writing, the owner has waived his or her right to a hearing and the board may immediately fine the owner.

If the Unit owner requests a hearing in writing and in a timely manner, the board must notify the owner in writing no less than seven (7) days before the hearing as to the time, date, and location of the hearing. The board cannot levy a charge before the hearing but if after the hearing, the board decides to impose the fine, they may do so and may take up to thirty (30) days to notify the Unit owner in writing of the decision to levy the fine.

Notice for this section will be sufficient if sent by personal delivery, certified or ordinary U.S. Mail, email (with app that showed receipt) or return receipt requested.

3. OCCUPANCY AND HOUSE GUESTS:

One bedroom: No more than two (2) persons residing in a Unit permanently or temporarily unless approved by the board in writing.

Two bedrooms: No more than four (4) persons residing in a Unit permanently or temporarily unless approved by the board in writing.

Three bedrooms: No more than six (6) persons residing in a Unit permanently or temporarily unless approved by the board in writing.

The Association requires that these occupancy restrictions be followed. These occupancy restrictions will be enforced whether you own or rent the Unit. The occupancy restrictions have been set for the health and safety of the residents within the condominium.

The Board of Directors will contact you in writing and send a violation warning letter to you if you are in violation of the occupancy restrictions.

If after written notice to the Unit owner, the occupancy of the Unit is not within compliance of these rules, the board has the authority to take legal action to remove the tenants of the Unit or obtain any court judgment necessary to remove the residents of the Unit and all costs to enforce the occupancy restrictions will be levied against the Unit owner, including all court costs and attorney fees.

GUESTS AND VISITORS: You are welcome to have a houseguest but if that houseguest must stay with you for longer than fourteen (14) days, you must notify the board and it must be approved by the board in writing. If you have not received written approval from the Board to have additional residents in your unit, the Unit owner (even in the case of a Unit owner with a tenant) will be fined \$25.00 per week with proper written notice from the board.

FINES AND DAMAGES: Camelot is a multiple family condominium complex. The Board of Directors takes pride in the accomplishments that have been made in the past few years and looks forward to more improvements. After you receive this booklet, you will be given one friendly written reminder if you are not following the Rules and Regulations. After that reminder, a fine will assessed against the Unit owner's account. You are responsible for damages caused by anyone in your household, including all guests, friends, and family members. You will be charged for repairing or replacing whatever is damaged. You, as the owner or resident, are responsible for the behavior of the persons in your household.

UNIT OWNERS WHO HAVE A UNIT THAT IS NOT OWNER OCCUPIED MUST FILL OUT A FORM ACKNOWLEDGING THAT THE UNIT OWNER HAS PROVIDED A COPY OF THE RULES TO THE RESIDENTS OF THE UNIT. THE FORM MUST BE SIGNED BY THE OWNER AND THE RESIDENTS OF THE UNIT AND ATTACHED TO THE BACK OF THE LEASE WHEN PROVIDED TO THE BOARD.

This form, along with a Resident Registration Form can be obtained by calling 614-882-5220 (voicemail) or emailing to: Camelot.rm@gmail.com.

4. VEHICLES AND PARKING:

Each unit has one marked parking space as designated by the marked numbers. Second vehicles and guests must park in spaces marked "V" for visitors or in spaces with no markings. Any unit having more than two vehicles must check with the Property Manager for approval to have the third vehicle on the condominium property and where it can be parked. All vehicles must have current license plates and tags, be in running condition, and be driven at least every three consecutive days. This means that your vehicle cannot sit in the parking lot with a flat tire or other mechanical problem or it will be marked for towing.

Camelot parking lots are not storage areas so your vehicle must be operable and properly registered and tagged. If you are found in violation of these rules by having an inoperable vehicle in the parking areas, expired tags or plates, or improper registration of your vehicle with the State in any manner, you will receive a written reminder and the Board reserves the right to tow the vehicle at the owner's expense without any further warning.

At no time is there to be any tractor-trailers, campers, RVs, boats, or large trucks in any of the parking lots. The only exception to this would be if you have a moving van or truck and you are actively moving in or out of a Unit. If you have guests visiting with any of these types of vehicles, you need to make arrangements to park them offsite and not within the property of the condominium.

MARKED PARKING SPACES: Designated parking spaces are meant for the residents of the Unit with the corresponding number. If you find someone has parked in your space, please call the Board of Directors at 614-882-5220 voicemail immediately to inform them. The Board will attempt to locate the owner of the car that is parked incorrectly in your space and have the owner of the car move the vehicle. If the car has not moved after the board has made a reasonable attempt to locate the owner of the vehicle, the Board reserves the right to tow the vehicle immediately, without any warning, at the owner's expense.

ALCOHOLIC BEVERAGES: At no time are alcoholic beverages to be consumed or displayed in any common area. You must be inside your unit or on the patio of your unit if you are using alcoholic beverages of any kind. Alcoholic beverages are not permitted at the playground or in any other common area.

SMOKING OR ILLEGAL SUBSTANCES: The Association follows all applicable State and Local laws regarding smoking, both legal and illegal, as well as all applicable illegal substances. The Westerville Police will be contacted when appropriate to investigate any potential criminal activity.

COMMON GROUNDS: The common areas of Camelot consist of anything outside your front or rear door that is not a part of the Unit. This includes sidewalks, courtyards, steps, parking lots, trees, flower beds and anything else in the exterior areas. There are exclusive use areas which are the patios, storage room space, and 1 parking space as assigned to the Unit owner. The patio is a limited common element for the exclusive use by the occupants of the Unit to which it is attached.

NO LOITERING OR GATHERING IN THE COMMON AREAS. At no time is there to be any personal items left within the common areas, with the exception of the designated play areas. You are welcome to items such as toys, bikes, and play items to any of the designated play areas, but if you are using them at the Unit, they need to be within the patio or inside the Unit.

SPEED LIMIT: The speed limit on Camelot property is 10-MPH for general safety. Residents and guests are to observe the restricted speed limit of 10-MPH. Driver training and unlicensed drivers are strictly prohibited. Violators will be prosecuted to the fullest extent of the law.

5. DESIGNATED PLAY AREAS ARE:

1. The playground by the clubhouse. This is only the immediate area around the play structure. It **does not** include the lawn in front of building #10 which houses units #79 to #84.
2. The open field between the house and garage. This **does not** include the area immediately next to the house. There is to be no hard ball played in this area. Football, Wiffle ball and Nerf balls (or other foam material balls) are the only types of ball to be played in this area.
3. The open grassy area between units #98 and #99.

The Association spends thousands of dollars each year on landscaping and lawn care. The designated play areas help to reduce the costs of landscaping and lawn care due to wear and tear on other areas of the common elements. Each resident must use the sidewalks when going to and from their vehicle or any other area of Camelot. For the safety of all residents, individuals must use the sidewalks while walking to and from the Units.

6. LAWN & LANDSCAPING – COMMON AREA:

DAMAGE INFLICTED ON LAWN AREAS: In order to reduce unnecessary wear and tear on the grassy areas, individuals must use the sidewalks so that there are no paths worn in the grassy areas. If you or anyone in your household are responsible for causing a path to be worn through the grass leading to your Unit, you will be charged for the repairs to the grassy area and re-seeding of these areas.

If a resident has a pet which causes damage to the grassy areas due to urination or feces, the Unit owner will be assessed the costs of repairs to the grassy areas and re-seeding of these areas, if necessary. The Unit owner will be responsible for these damages even if it is the tenant's pet that causes the damages.

RESIDENT MAINTAINED LANDSCAPE AREAS: The Board of Directors and the Camelot Condominiums encourages the beautification of the property through the efforts of individuals who plant and maintain flowers, shrubs and plants in areas immediately connected to their unit. These areas are a part of the common elements *and any Unit owner who plants an item within these areas must realize that the area is for the use of all residents of the condominium and that area is not "owned" by the Unit owner which plants in that area.* In order to make sure that these areas do not become a nuisance and to provide uniformity on the property, the

Board has developed the following guidelines for all exterior flower beds and mulch areas at the back, side and fronts of all Units:

- a) The flower bed must not extend out more than 3 feet from the building or patio fence.
- b) Plants, shrubs, and decorative items may not be more than 3 feet high. The only exception would be if a flat trellis is installed up against the building or patio fence for a vine or climbing plant. Such trellis must be removed in the fall and not replaced until plants are planted again during the spring.
- c) Garden hoses, rakes, buckets and other landscape and planting materials or items are not to be left in or near the planted areas. They must be stored out of a visible area.
- d) Flower beds must have a definite border or be edged to allow for grass trimming but also allow for sufficient water drainage so as to not cause moisture issues with the structure of the buildings or fences, etc. The Board reserves the right to remove any property, plants or like that do not adhere to these Rules & Regulations.
- e) Any bush or shrub-type plant must be approved by the Association in writing prior to planting. If a bush or shrub-type plant is installed without written board approval, the board will remove the plant at the Unit owner's cost.
- f) Flower or planting beds must be maintained and kept free of weeds and debris at all time. If a resident fails to maintain the planting bed in a neat manner, free of weeds and debris, the board will complete all required maintenance and the costs of that maintenance will be assessed against the Unit owner.
- g) Any holiday decorations used outside must be removed within 14 days after the holiday. Example: Christmas decorations need to be removed no later than January 8th.
- h) The Board reserves the right to remove any property, plants or like that do not adhere to these Rules & Regulations.

NOTE: the Board will have unkept plantings or beds pulled out if not kept weeded and tidy.

SNOW REMOVAL POLICY: The manager or designated Board member are responsible for calling for snow removal and those individuals have 100% discretion regarding whether to plow the drives, shovel and/or blow the snow from the sidewalks and/or apply ice melt (removal of snow) to various areas on the property.

However, typically when snow of 2" or more has accumulated, we will call the snow removal contractor for the removal of snow (if not already contracted as such). But, because we are at

the mercy of the weather and the snow removal contractors, the timing of such removal will vary from one snow event to the next and may take more than several hours or even a day or two in extreme circumstances if snow is heavy and it may accumulate to several inches before it is removed. **It is the unit owners, occupants, renters and guests' responsibility to be careful when the weather is inclement and to be properly prepared when moving about on the condominium property.**

7. LAWN & PATIO/BALCONY USE AND CARE OF:

LAWN CHAIRS: At no time should lawn chairs be set or left in front of your Unit. These may be used on the back patios. You may also take lawn chairs to the play areas but they must be removed and taken with you when you leave the play area.

EXTERIOR APPEARANCES: The Board of Directors is very concerned about the exterior appearance of all units. Each resident is responsible for removing all newspapers, door bags and other items from the front door area. At no time should brooms, mops, shovels, bags of trash or other items be put outside your front door. Trash should not be pushed back under the shrubbery at any unit due to the potential infestation of rodents or other small animals.

BICYCLES AND RIDING TOYS: Bicycles and other riding toys are not to be used in areas other than designated play areas and on the sidewalks of the community. Riding toys and bicycles may be ridden on the sidewalks to get to and from play areas. For the safety of everyone in the community, riding toys and bikes should primarily be ridden within the designated play areas. Skateboards are not permitted on Camelot property.

PLAYGROUND USE: The playground is designed for and is only to be used by children who reside at Camelot. The equipment is not an exercise or workout facility for adults. Signs are posted that state there is no ball playing in the playground area and the playground closes at dusk.

PATIOS AND BALCONIES: At no time are there to be any towels, sheets, blankets, clothing, garden hoses or other personal property hung from your patio or balcony. Patios are not storage areas. No trash should ever be left on the patio or balcony due to infestation of small animals and rodents. No objects are to be seen above the tops of the fences, with the exception of a patio umbrella. The Unit owner and occupant of the Unit will receive one written reminder for a first offense violation of this rule. If the problem is not corrected within the time required by the board, the Unit owner will be assessed a fine. Charcoal grills cannot be used on the patio unless there is clearance of ten feet (Ohio Fire Code) from any combustible surface or material.

BALCONIES & GRILLS: Charcoal grills **cannot** be used on the balcony the Ohio Fire Code requires a clearance of ten feet (10') from any combustible surface or material (Ohio Fire Code).

GATES: If you keep your gate open, please support the weight of it by placing something under the edge. The gates are much too heavy to hang open with no support. You are not to remove the gate latch that was placed on your gate. This helps keep it closed so it is not pulled away from the post.

8. FURNACE & HOT WATER TANK ROOMS, LIGHTING & SMOKE DETECTORS:

These rooms are not for storage. It is against the fire codes to keep items in these rooms. If the door to this room is on your patio, you must make this accessible to your neighbor if they need to check their furnace or hot water tank. The furnace room door is not to be locked at any time.

COACH LIGHTS: The front and rear light to your Unit is the responsibility of the Association. Please do not attempt to change the bulbs yourself. The light fixture must be taken apart to change the bulb and there is a special type bulb used for these lights. The association will be sure to take care of the light bulbs and fixtures for the rear and front lights. If there is a problem with one of these lights, please be sure to let the board know.

SMOKE DETECTORS: Each unit must have at least one smoke detector installed in the unit. If you do not have one, you must purchase and install one immediately or tell the owner of your unit to install one. Whether you are a tenant or a Unit owner, you are responsible to check the battery yourself. This could save your life or the life of someone you love. Mark your calendar to check your battery every month. A good rule of thumb is to change the battery when daylight savings time occurs even if your battery is testing o.k.

9. DUMPSTERS:

Camelot dumpsters are to be used only by residents of Camelot for disposing of their household trash. NO OTHER PERSONS ARE TO USE THE CAMELOT DUMPSTERS. If you see someone dumping trash or debris who does not live in Camelot, please make sure to write down the license plate of the vehicle they are driving in and report it to the board.

Any trash or other items being thrown away must go IN the dumpster, not beside it. This means if you have furniture or other large items to throw out, you need to make sure it goes IN the dumpster. If you must throw foul-smelling items in the dumpster, please be considerate and wrap them up first. Use your garbage disposal for any food items that can be disposed of in this manner so long as it does not clog the garbage disposal.

10. CAMELOT CONDOMINIUM PET POLICY:

Only domestic pets such as a cat or dog may be permitted within a Unit. Pets bred for commercial use are not permitted. Exotic animals (any animal other than a domestic pet as defined in these rules) are not permitted. The board has the authority to enforce the removal

of a pet that becomes a nuisance, a danger to those living in the community, or a health hazard within a Unit or to nearby Unit owners.

CAMELOT DOG POLICY: The Board of Directors of Camelot Condominiums has determined it necessary and appropriate for the protection of the health, comfort, safety and general welfare of the residents to adopt a dog policy to minimize insurance risks and sanitation concerns in our community. Based upon this, the following policy is adopted to protect the residents, their property, and the property of the Condominium Association:

1. There is only one dog permitted per unit.
2. Each unit owner or resident desiring for a dog to be kept on his or her premises shall first sign a dog registration form which shall require the unit owner to assume full responsibility for all actions of the dog.
3. Each unit owner or resident shall supply to the Board of Directors a current copy of a veterinarian health certificate, proof of a current Franklin County dog license, proof of a current rabies vaccine with the identifiable county tag number for the rabies shot for that animal, and a photograph of the dog.
4. Each dog being kept on the premises must be viewed by the Board of Directors to be identified as that which is listed in the dog registration form and all other required documentation.
5. All Unit owners or their residents shall be responsible for:
 - a) keeping their dog under physical control so that the dog is leashed,
 - b) cleaning up after their animal immediately,
 - c) preventing their dog from barking excessively so as not to disturb the peaceful environment of the community, and
 - d) preventing the dog from causing or creating any other nuisance activity on the property.
6. No vicious dogs such as pit bull terriers or any dog being a mix of pit bull terrier or any other breed of dog determined by the Board to be of a vicious nature such as Dobermans or Rottweilers shall be permitted. Additionally, any dog that is not full-grown must be identified by breed to the Board.
7. Any dog having a weight of more than 40 pounds shall be prohibited.
8. Residents walking their dog must stay on the sidewalks, nor meandering through the common areas. It is understood that you would need to step over to clean up after the dog.
9. Once your dog is approved you will be issued a DOG PERMIT STICKER.

10. Camelot does not allow visiting dogs.

DOGGIE DIRT: All resident dogs must be picked up after immediately. Camelot enforces the POOPERSCOOPER LAW that is in effect in Westerville.

CAT POLICY: It is each individual owner's decision to allow or not allow a cat in his or her unit.

FEEDING OF STRAYS OR FERAL CATS: Due to potential predation of the other wildlife (birds, chipmunks, squirrels, etc.) at Camelot Condominiums, stray/feral cats and other predators that are attracted to cat food left out for the stray/feral cats (racoons and skunks), the Association Board greatly discourages feeding of the stray/feral cats and other wildlife. The Association's Rules & Regulations absolutely does not allow for cans, bowls or other utensils of feed left out in common areas, which includes in front and back of the unit.

11. CURFEW ORDINANCE:

The curfew ordinance which restricts movement, loitering, or other activity when not accompanied by an adult is 9:00 p.m. for children under 14 years of age and 11 p.m. for children from 14 through 17 years of age. Parents are responsible for their children and will be held liable for any damages caused by individuals within their household.

IMPORTANT: YOU WILL NOT RECEIVE A FRIENDLY FOR A FIRST OFFENSE OF THIS RULE

At any time, a child is out after curfew without an adult, the Westerville Police will be contacted. If you have children under the age of 18, you are responsible for them.

NOISE: Please respect the rights of your neighbors. Loud noises from parties, radios, stereos, televisions or other sound-producing or sound amplification equipment are not permitted. Adjust the volume of your stereos, radios, etc., so that they will not disturb your neighbors. Each resident is responsible for the conduct of his or her family and guests at Camelot. The Police will be called for excessive noise. When arriving or leaving your Unit in late evening, night or early morning hours, please respect your neighbors who may be trying to sleep. The courtyards produce an echoing effect that makes noise seem even louder than it is.

If there are domestic disturbances within a Unit such as screaming, yelling, fighting, and other disturbances to a nearby resident coming from a particular Unit, the residents of that Unit and the owner of that Unit will be notified in writing by the board. If, after two written notifications to both the residents and Unit owner, the domestic disturbances continue, the board will enforce its right to evict the residents of the Unit. All costs of the eviction shall be assessed to the Unit owner, including all attorney fees and court costs. Individuals witnessing or hearing a domestic disturbance are encouraged to call the police and request a police report of the incident. Nearby residents are encouraged to get the badge number and name(s) of the officers responding, if it is safe to do so.

Individuals who do not reside in a Unit and who are found to be participating in a criminal action or domestic disturbance will be asked to leave the condominium property and will be provided notice that if they return, they are trespassing on private property. The board has the authority to enforce trespassing against any individual who is not a resident of the community.

The Westerville Police will be contacted when appropriate to investigate domestic disturbances and potential criminal activity.

12. OWNERSHIP GENERAL MAINTENANCE & REPLACEMENT RULES:

WATER USAGE: There are outside faucets on some of the buildings of Camelot. AT NO TIME SHOULD ANYONE USE THESE FAUCETS! If there is a ban on watering by the City of Westerville, Camelot will also enforce the ban.

UNPAID GAS and WATER BILLS: Residents and ultimately the Owners at Camelot Condominiums are responsible for the prompt and complete payment of their water and gas utility billings for their units. Units which have an unpaid bill or bills for more than 60 days will have their services disconnected and meters removed and possible lien placed on the Unit. The meters will not be re-installed until all outstanding bills and the re-connect charge of \$250 per meter are paid in full.

If you are renting a unit to someone, **it is your responsibility to assure that the utility payments are not delinquent** as you will ultimately be responsible for the payment of any unpaid charges, including fees for reconnecting meters that have been removed and any attorney fees or court costs incurred by the association in an effort to collect all unpaid amounts owed to the association.

CLEANLINESS: Each of the units at Camelot is connected to other units. You are asked to maintain good housekeeping habits to discourage bugs and rodents. Keep all trash removed from your home and patio. If there are complaints of housekeeping problems, or potential insect or rodent infestations, the Bylaws allow for an inspection to be done on any unit after a 24-hour notice is given. The Unit owner will be responsible for all costs related to removal/remediation of any infestation. When removing trash and cigarette butts from your vehicle, it goes in the dumpster, not on the ground. Remember that Cigarette butts are litter.

SATELLITE DISHES: Satellite dishes are cannot be installed within the common areas. If a resident installs a satellite dish, it must be installed in a limited common area and cannot be visible from the outside of the fenced area of the unit. It may not be attached to the building and must be in compliance with all FCC regulations, applicable State and local statutes and all condominium regulations. Satellite equipment must be kept in working order at all times once it is installed and the board has the right to request that the resident landscape around the dish or paint the wires, if necessary.

WINDOWS AND DOORS: Proper window coverings (curtains, drapes, blinds, or shutters) must be provided at each window within 30 days of moving in. No blankets, sheets or towels are to be hanging from windows after this 30-day period.

Any personal decorations that are offensive to nearby residents are not permitted to be seen from the outside. Please keep your window coverings closed if you have art, wall decorations, posters, etc. that may be offensive to individuals passing by your Unit.

Each owner must keep all screens repaired to avoid a fine. No boards, cardboard, drywall, trash bags, colored or opaque plastic or any other materials may be placed in the windows at any time. The exception is the plastic weatherproofing material which has been heat shrunk to eliminate wrinkles and remains clear.

REPLACEMENT WINDOWS AND DOORS: Replacement windows and doors must be of the similar if not exact color and style as the original windows. The board has the authority to enforce the architectural restrictions and uniformity of the buildings as necessary. If in doubt, owners should provide samples to the board for approval prior to ordering and installation of any doors or windows.

USE OF COMMON AREAS: Common areas are not to be used for activities that cause the grass, trees, shrubs or other items within the common areas to be damaged or harmed in any way. In addition, there are to be no safety hazards which pose a danger to others who may be within the common areas. If you notice something that you feel could pose a danger to others in the common areas, please bring it to the attention of the property manager or board members.

Reminder: "...because we are at the mercy of the weather and the snow removal contractors, the timing of such removal will vary from one snow event to the next and may take more than several hours or even a day or two in extreme circumstances if snow is heavy and it may accumulate to several inches before it is removed. It is the unit owners, occupants, renters and guests' responsibility to be careful when the weather is inclement and to be properly prepared when moving about on the condominium property."

COOPERATION AND CONSEQUENCES: The Camelot Condominiums Unit Owners Association has compiled this booklet in an effort to establish a nicer and safer place for everyone to live. We will enforce all of the rules and regulations that have been set forth on these pages. The Association asks that you cooperate with Management and the Board of Directors. In the unfortunate event that you do not comply with these rules, the board will enforce the rules and restrictions of the Declaration as necessary to gain compliance. All costs incurred by the Association in an effort to enforce the rules or restrictions of the Declaration will be charged to the Unit owners account as a special individual assessment. Your cooperation will make your home at Camelot a happy one!

13. MONTHLY BOARD MEETINGS:

The Board of Directors of Camelot holds a business meeting once each month, either in person or via emails. Anyone may attend these meetings with notice. If you have a topic you would like to talk to the Board about, please call the Camelot phone number and make arrangements to be put on the agenda for the next meeting. If a resident who is not an owner desires to address the Board, the owner of their unit must accompany them to the meeting.

14. COURT FILINGS - ASSESSMENTS AND FEES:

Should Camelot be required to pursue legal action against any owner(s) in a court action, the all costs associated with that legal action, including attorney fees and court costs, will be assessed against the Unit owner. This includes any eviction action to remove a tenant for noncompliance of the rules or restrictions of the association, delinquent payment of assessments and related charges, and enforcement actions to mandate compliance of the rules or restrictions if a Unit owner is noncompliant.

COLLECTION POLICY: Each Unit owner is responsible for the payment of all assessments, including any special assessments levied by the board. If a Unit owner fails to pay any assessment charged to the Unit owner's account, the following action will be taken against the Unit owner:

1. Monthly assessments are due on the first (1st) of each month. Monthly assessments are considered late if not received by the 10th of the month.
2. An administrative late fee of \$10.00 per month shall be assessed for any late payment or any unpaid assessment due the association.
3. The association's attorney shall prepare and file a lien against any owner that is delinquent more than sixty (60) days. The association's attorney shall file a lien release upon full payment of any past due balance owed if a lien has been filed for an unpaid balance.
4. All costs related to collection of unpaid assessments, including attorney fees and paralegal fees, court costs, and recording/filing fees will be charged to the delinquent owner's account and made a part of the unpaid balance owed to the association.
5. The association's attorney shall prepare and file foreclosure, with the Board's authorization, against any owner that is delinquent in the payment of assessments and related charges by more than ninety (90) days. The complaint shall not be dismissed until payment of all amounts past due are paid in full, including all legal fees and court costs.
6. The association's attorney shall file an Answer and Cross-claim, with the Board's authorization in any foreclosure initiated by the owner's lender or another lien holder. The association's Cross-claim shall not be dismissed until payment of all amounts past due are paid in full, including all legal fees and court costs.

7. At the direction of the Board, the association's attorney shall file complaints for collection of delinquent amounts in Municipal Court (including Small Claims Division).
8. This collection policy will remain in full force and effect until such time as the Board, in its full and complete discretion, changes the collection policy.
(Attach Camelot plat here showing parking spots and buildings)

