

# **WINDCHIME CONDOMINIUM ASSOCIATION**

## **RULES AND REGULATIONS**

**(Revised and Approved December 2013)**

- Parking is only in unit designated area (parking layout attached). Units with garages may park one vehicle in garage and one in designated spot. All others are subject to tow.
- Garage doors **MUST** be kept closed during winter months. Complex water pipes run through garage areas and **WILL** freeze unless doors are kept closed.
- Unit heat must be left at 55 or above from October-April so water lines will not freeze.
- Nothing is to be stored in stairwell areas either in front of doors or under stairs.
- Owners only (NOT Renters/Tenants) are allowed to have household pets. Pets are not allowed to be housed on any common areas including unit decks. All dogs must adhere to Village leash laws and owner is responsible for cleanup after pets. Any owner not complying with this regulation is on notice that he/she is solely liable for any injury or damage which may be caused to person or property from any animal.
- Any animals that become obnoxious to Association (per Board decision), owner or person having control of the animal shall be given written notice to correct the problem. If not corrected within 10 days written notice, animal will be permanently removed by Association.
- All trash and refuse is to be placed in dumpsters provided on the street. No trash may be left on the stairs, walkways, entries, etc. Trash that is too large to fit into dumpsters (furniture, cardboard boxes, etc.) is not the responsibility for the HOA and must be disposed of by the owner/renter.
- Spa room is limited to use by owners only. Children are not allowed in the spa room unless accompanied by an adult owner. Owners are expected to keep spa room clean the door locked.
- For the purpose of fire safety, The Association prohibits use of any type other than propane grills and used only in designated areas (along the central portion of the upper and lower sides of the island in the parking area or in front of the garages).
- Firewood stored on balcony areas may not exceed one quarter cord and may not exceed 50 pounds per sq. foot.
- Please respect others enjoyment of the area and observe quiet time from 11:00 PM to 7:00 AM.
- No kind of work may be done upon the exterior building walls or upon the general or limited common areas by any unit owner without the consent of the Board of Directors of the Association.

**Windchime HOA Management: 575-377-3711**  
**After Hour HOA Emergency: 888-309-4492**