

LaSalle's Woods Association of Owners

General Rules and Regulations

Adopted September 26, 2020

Introduction

These rules and regulations have been developed over the last forty years by various owners who have served on boards of directors and were implemented to ensure that living in LaSalle's Woods (LW) was a safe and pleasant experience for owners and guests.

Although we have tried to keep rules to a minimum, guidance is necessary for those unaccustomed to living in a condominium community in close proximity, sharing facilities and using common property. They also remind residents of existing state rules and regulations (e.g. swimming pools and open flame devices). Following these practices leads to neighborly living that helps prevent hard feelings and misunderstandings.

These rules may be revised by the board of directors to comply with changing local, state, and federal regulations, and to reflect new situations that arise and come to the attention of your board of directors. Changes become official when voted upon at an official board meeting and posted outside the LW office or emailed to owners. New regulations will be with quarterly communications.

Please contact Mackie Property Management at (812) 287-8036, or through the LaSalle Woods Website through AppFolio, via email at lasalleswoods@gmail.com, or at our website (www.lasalleswoods.com) under Contact.

The LaSalle's Woods Board of Directors requests all residents of LW, which includes owners, lessees, renters, and guests, conform to the following common sense rules and keep the rules easily accessible in their units for reference.

II. RENTAL CONCERNS

Current restrictive lending practices by financial institutions make it difficult to obtain mortgages in condominium associations with short term rentals (less than 90 days). Eagle Pointe Security has stated that over 95% of complaints and instances involve individuals who are on our property for short term stays.

1. Homeowners who are currently utilizing the property as a rental, renting is permitted in LaSalle's Woods for no shorter than 90 days.
2. Owners of rental property must provide the Secretary of the Board with the names, emails, mailing address, telephone numbers, term of the lease, and vehicle information for ALL tenants before they remain overnight. Owners will be informed of adverse tenant behavior not in the best interest of LaSalle's Woods and assessed a security fee if behavior warrants intervention by Eagle Pointe Security.
3. The Board of Directors reserves the right to perform a criminal background check on anyone residing in LW.
4. Unit occupancy under rental conditions is limited to no more than 2 persons per bedroom, per unit.
5. Tenants are limited to two (2) vehicles per rental unit.

III. PARKING, VEHICLES, GARAGES, AND CARPORTS

1. All vehicles operated by owners, renters, or guests ***must*** display either the permanent LaSalle's Woods owner decal or the temporary pass while on the property. Permits are obtained at the Eagle Pointe Security main gatehouse. Vehicles not displaying the permits may be towed at owner's expense if it is determined the vehicle has no right to be on LW property. All vehicles parked on LW property must be legally licensed and registered by state of origin.
2. Homeowners and guests must obey parking/ traffic rules. Maximum speed in LW is 25 mph with common sense telling us to slow down with people or animals in view.

2. Homeowners and renters must not permit any noise or annoyance to disturb or interfere with the comfort or convenience of other owners. Renters will be asked to vacate a residence if they prove to be a nuisance to the community.
3. No hunting or discharging of firearms is permitted on LW property
4. Due to the extensive trees and wooden siding of LW, no fireworks or other explosive devices shall be kept or discharged on LW property.
5. Loud noises from radios, stereos, TVs, home theater systems, computers, or tools that can be heard outside a condominium, should be closely monitored and modified if found to be a disturbance to other condominium owners.
6. Loud noises emanating from any common areas in LW are strictly forbidden.

VI. TRASH

1. Dumpsters/ totes are near all LW buildings. Trash and garbage contained in sealed plastic bags or boxes **MUST** be placed **IN** dumpsters.
2. Toxic materials (such as paint, petroleum based products, solvents, automotive products, mercury, fluorescent tubes, etc.) **MUST NOT** be placed in dumpsters, flushed down toilets, or spread on the ground. The Monroe County Solid Waste Management located on South Walnut St. accepts all these items typically with no charge.
3. Televisions, stereos, computers and monitors all contain trace toxic material and should never be placed in dumpsters. (The LW garbage company will not empty a dumpster if it contains toxic material.) TVs and the like **do** have a cost to recycle which should be assumed by the unit owner and not the Home Owner's Association.
4. Homeowners should use their disposal for waste food whenever possible and **never** cast the food on common areas for wild animals.
5. Trash **may not** be burned or accumulated anywhere on LW property.
6. No materials from remodeling or demolition shall be placed in the dumpsters.
7. Cardboard boxes **must** be broken down to conserve space, if not recycled.

VII. PETS

Monroe County Code states: An owner shall not allow his dog(s) to roam or travel beyond their premises unless under restraint.

1. All dogs must be **leashed and under control** whenever outside of the owner's unit. Dogs may **not** be chained or staked in or on common areas.
2. LW has 4 stations for dog refuse bags. Owners are responsible for removal of dog feces and its disposal into dumpsters.
3. **No** pet is allowed in the swimming pool area or tennis court area.

3. Please, be considerate of other owners' usage in the pool area or tennis court by limiting your time to one hour in the pool or on the court when facilities are crowded.
4. Please, follow posted rules and regulations as well as using signup sheets where needed.
5. Children under the age of 14 years of age should be monitored by an adult.
6. Homeowners will be required to use access cards to the pool. Access card usage is monitored and loss of the card will cost the owner \$40 for a replacement card.

POOL SAFETY AND OPERATING PROCEDURES

1. **Warning:** THERE IS NO LIFE GUARD ON DUTY
2. FOR EMERGENCIES, CALL 911, there is a 911 land line near the restrooms.
3. ANY DIVING FROM POOLSIDE IS STRICTLY FORBIDDEN.
4. Children of diaper age must wear approved swimwear and not diapers. Fecal accidents will close the pool until the water is certified safe for swimming.
5. Do not place furniture in the pool.
6. Glass of any kind is forbidden in the pool area.
7. Pets are forbidden in the pool area.
8. Pool operating hours are **8 am until 10 pm** daily in season.
9. Additional rules are found on the LW website.

X. WINTERIZING YOUR CONDOMINIUM

For non-resident owners and snowbirds:

1. Shut off your water at the meter outside or at the main shut off inside or both to protect your pipes from freezing should the facility lose electricity. Contact the property manager with any questions about this procedure.
2. Should you turn off the water, please, **remember** to shut off the water heater or set to vacation status when the water is off to prevent damage to the heater. Water heaters can cause significant damage should they burst.
3. Lower your thermostat to 60 degrees F to conserve energy. **DO NOT TURN OFF YOUR HEAT.** Broken pipes due to freezing are the responsibility of the unit owner.
4. Prop open the furnace room door and all open all room doors to allow even distribution of heat. The winter watchman thermostat (not the household thermostat) is likely in your furnace area.
5. The Board recommends a yearly test of the watchman thermostat to ensure it works properly. Set the watchman thermostat above the current indoor temperature and walk outside your unit looking for a lighted red or green light to see if it indicates a temperature discrepancy in the unit. If the light is on, your

The Board of Directors or a designated manager or inspector retains the right to enter any unit for the purpose of the inspection if they believe there is an inherent danger or for inspection if no contact has been initiated by the owner. Only the service provider contracted by LW Board is allowed to conduct the inspection and perform the cleaning thusly to protect the safety of all homeowners and ensure the units are being maintained.

Other items which may be checked are furnaces, the cold weather watchman system, fire extinguishers, smoke detectors, clothes washer hoses, and other safety related matters. A written report will be left inside the condo following inspection.

Please, keep your smoke detectors in good working order and check your fire extinguishers twice yearly. If you use your extinguisher for any reason, replace it immediately.

Remember to keep a key to your condominium at Pointe Security for emergencies and for the yearly inspections if you choose not to be home for the inspection.

Conclusion

Complaints regarding the condition of buildings and grounds, managers or contractors, or actions of other owners should be made in writing to the Board of Directors via mail or via our website (under Contact) www.lasalleswoods.com or to Mackie Property Management. Reports of any accident on the common property involving injury should be filed immediately with the Board. Reports of property damage or issues should be reported immediately. Feel free to contact the Board with any questions or comments regarding this document. The Board of Directors may revoke any consent or approval given under these community rules at any time.

Adopted by LaSalle's Woods Board of Directors, September 26, 2020.