Effective August 2020

RULES

OWNERS AND TENANTS ARE BOUND BY THESE RULES.

Owners renting their unit shall provide a copy of these rules to their tenants and a requirement that tenants are obligated to comply with the rules shall automatically be a provision of the rental whether or not outlined in the rental agreement.

Owners shall be obligated to pay any fines levied against their tenants. These fines will be added to the Owners' HOA Dues.

RESIDENT PARKING IN GUEST STALLS PROHIBITED.

Residents, which term includes persons residing overnight more than five days per month, may not park in guest stalls (4-10) except by purchasing a monthly permit. Parking is also not permitted in privately owned stalls 1-3, along the fence or on the painted yellow stripes along Bradford Street. Violators may be towed or fined without notice. Advise your quests to place a card with your unit number visible in their vehicle for identification.

DAMAGE TO COMMON AREAS SHALL BE REPORTED.

Any damage to common areas shall be reported immediately to an HOA Officer

QUIET HOURS MUST BE OBSERVED

The following quiet times shall be observed by all residents and guests:

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Friday and Saturday nights:

12:00 midnight to 9:00 am next morning

All other nights:

9:00 pm to 8:00 am next morning

This includes Laundry, Dishwashers, Vacuuming, and Loud noise(s).

PETS MUST BE CONTROLLED.

Pets shall be on a leash or in a proper carrier when in limited common areas such as hallways and garages. The Seattle leash scoop law must be observed at all times. Pet waste deposited in common or limited common areas (including decks) must be removed immediately taking care not to wash the waste onto other limited common areas or down and outside gutters or drains.

SMOKING IS PROHIBITED.

Smoking is not permitted in the hallways, garages, or elevator.

DECKS AND GUTTERS SHALL BE PROPERLY MAINTAINED.

Residents shall keep their decks neat and gutters clean. Decks are not to be used for unsightly storage All planters, containers, and other items on decks must be elevated to permit water flow across the deck and to prevent mildew and/or rot of the decks and/or the deck coating.

BARBEQUES AND HIBACHIS:

Hibachis, open flame barbeques or other hot items are not allowed on decks. Only Propane Barbeques and Smokers will be allowed. Barbeques shall be kept away from the vinyl siding to avoid damage and be

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constantly attended.

RESIDENTS SHALL NOT BREACH BUILDING SECURITY.

Residents shall not prop entrance doors open or disable garage doors except when loading and unloading, shall not insert foreign material to defeat any lock, shall immediately report any lost or stolen entrance keys along with the surrounding circumstances, shall not permit persons to follow them into the building without ascertaining that the party has permission to enter and will not engage in activities which constitute a breach of building security.

HALLWAYS:

Residents must not leave anything in the Hallways. Garbage, Bikes, Shopping Carts, and Furniture are considered a Fire Hazard. If there were a disaster such as a Fire or Earthquake the Power might be lost for hallway lighting, in the darkness a small item in the hall could block an exit and/or cause an injury.

WINDOW COVERINGS.

All Coverings for Windows and Outside Doors. (drapes, curtains or blinds) are required to be WHITE to the outside.

GARBAGE AND RECYCLING:

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Trash and/or Recycle must not be left outside their proper containers. Boxes must be crushed or broken down before putting them in the Recycle. All toxic or hazardous material must be disposed of properly and not put in or around the Garbage or Recycle.

GARAGE STORAGE:

Items stored in the Garage must be in approved storage units. Exceptions will be made for up to two tires and/or bicycles that are properly stored. No furniture, appliances, batteries, gas containers, boxes, coolers, or other items are allowed.

RENTALS:

A rental application with a credit and security check must be submitted to the HOA Board for approval before an owner allows anyone to move in as a renter or in any capacity other than the owner of the unit. To offset maintenance and excess trash costs a $50 move-in and a $50 move-out fee will be assessed for each rental, to be collected at the move-in date.

FEES AND FINES

Late fees for Association dues: $10.00 if dues are not paid in full by the 5th of the month interest will be charged on past due amounts.

Each month the Association in not in possession of a rental application for a leased unit the fine will be $100.00.

Permit to park in outside lot reserved space: $50.00 per month.

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Contact HOA President for available spaces

Lost Key charge for replacement Key $250.00

The fine for a first violation of a rule is $100.00 and, for violation of rules resulting in damage to or littering the building or grounds, the cost of repair or cleanup shall be added to the fine. At the discretion of the Board, a reduced fine or a warning may be given. The Board may assess a fine of up to $400.00 for repeated violations within a one-year period or for failure to abate a problem after a reasonable time.

The fee for a Resale Certificate is $250.00 per set, payable to Bradford Court HOA, regardless of page count.

The Escrow Form/Statement Fee is $100.00 per page (signature-only pages are not charged; these refer to pages that require a signature only, with no added information).

All other documents needed for sale or re-financing will be created at $100.00 per page that requires information.

There is also a Move-In Fee of $100.00 and a Transfer Fee of $100.00

Payments should be made payable to Bradford Court HOA and submitted via check.

Please send all requests and documents to hoa@bradfordcourt.com

Documents will be provided within 10 working days of receipt of payment.

Please note: fees are non-refundable once processing has begun.

Expedited processing may be available upon request for an additional fee.

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