

**KOALA BEAR CONDOMINIUMS**  
**RULES & REGULATIONS**  
*(rev. 1/10/2022)*

**COMMON AREAS & UNITS**

1. **No Smoking** inside any unit at any time (smoke travels through vents to other units).
2. Management must be made aware of each person occupying (leasing/living) in the unit including contact information.
3. **Quiet Hours** are from 10:00 p.m. to 9:00 a.m.
4. Entry decks/walkways are common areas and are not to be used for storage of any kind. Common decks may not be obstructed at any time. All personal items must be stored inside the unit at all times. Decks must be kept free and clear of trash, rubbish, and other unsightly materials. Ashtrays must be emptied on a regular basis.
5. **No charcoal grills or gas cans** are allowed to be stored on decks or inside units at any time. Charcoal grills are prohibited on decks and in common areas. Propane or electric grills are acceptable. Other open flames, such as Tiki torches, candles and fire pits are prohibited.
6. Entry doors to units must be kept closed. Be courteous of your neighbors by not paying music or TV's loudly.
7. Fireworks and firearms are not to be discharged anywhere on Koala Bear property.
8. No clothing, rafts, towels, etc. are to be hung from any deck or railing at any time.
9. Each unit has its own table and chairs. Only use the table and chairs designated for your unit. Do not use or sit on other units' decks or property.
10. All trash must be placed in secured plastic bags and placed in the container in the parking lot. Do not dispose of trash, food, cigarette butts, etc. over deck railings. Do not leave trash sitting outside the unit. Large items such as furniture, rolls of carpet, appliances, etc. are not to be left in the dumpster or in the dumpster area. Arrangements for proper disposal can be made by contacting Republic Services. Break down cardboard boxes prior to disposal.
11. Only blinds with white backing may be hung in any window or door of a unit.
12. No noxious or offensive activity shall be carried on in any condominium unit, or in the common elements, not shall anything be done which will become an annoyance or nuisance to other owners or guests.
13. Working on cars in the parking lot is prohibited. Derelict, unlicensed or expired licensed vehicles are not allowed on the premises. All vehicles without proper tags will be reported and may be subject to towing at the expense of the owner.
14. Each unit shall have access to two parking spaces. Any additional cars shall park in the lot above the pool.
15. The coin laundry room is for the use of owners and registered guests occupying the unit. Laundry is available during business hours only.
16. Arrangements for mail service must be made via the USPS (PO Box) or similar facility (e.g. UPS Store). Mail may not be delivered to the complex address.
17. **No more than 4 people may occupy a 1-bedroom unit; no more than 6 people may occupy a 2-bedroom unit.**

18. Heat must be on and set to a minimum of 55 degrees during the winter months.
19. Do not put sanitary napkins, diapers, grease, potato peels, paper towels, sanitary wipes or other items down drains. Damage can be caused to the pumps in the sewer lift station.
20. Any exterior or interior modification visible from the outside of the building, or that would cause a structural change, must be approved in advance and in writing by the Board of Directors.
21. **PETS:** Effective May 8, 2010, the pet policy is as follows:

One dog, cat or bird may be kept as a pet in a condominium unit by **UNIT OWNER ONLY**. No other person, be it tenants of owners, nightly renters, guests, or friends of owners, will be allowed to have a pet of any kind either in the unit or on the premises at any time. There shall be no exceptions to this rule.

Owners that do bring their pets must keep their pet inside their unit, or on a **LEASH** at all times. Owners must immediately clean up their pet's waste. Pets must not be allowed to be a nuisance to others (barking, etc.). Pets will not be allowed at the pool or on any other common area. Pets may not be tethered to any trees or decks. The pet shall not be curbed on shrubbery, flowers or trees. The owner will be responsible, and will pay for, any damage or destruction caused by the pet to any part of the property, such responsibility and liability of the owner to include repair of damaged items to their former condition, and/or replacement where necessary, in the sole opinion of the Board of Directors.

The owner acknowledges and agrees that the Board of Directors may revoke this consent and/or amend and change this section pertaining to animals without prior notice to unit owners, and at any time, and unit owners shall abide by such amendments or changes.

The owner agrees to put the pet out for board or otherwise remove the pet from the unit, if the pet is or becomes a nuisance or annoyance or interferes with the rights or enjoyment of other unit owners, or because of any noises or smells emanating from the pet, damage by the pet, or if the Board of Directors subsequently revokes the consent.

22. **RENTALS/GUESTS:** Effective January 1, 2023

If a renter or guest will be occupying your unit, you must provide to Management, in advance, the last name of the occupant, the number of people that will be occupying the unit, the arrival and departure dates and license plate numbers of all vehicles that will be in the parking lot. Only approved rental agents will be permitted to offer units for rental at the property.

### **POOL & HOT TUB**

1. No extra guests, other than those registered as occupying the unit, may use the pool or hot tub.
2. **NO GLASS** allowed in the pool or the inside the fenced pool area.
3. **NO PETS** in the pool area.
4. Children under the age of 14 must be accompanied by a responsible adult at all times.
5. Children under the age of 14 should not use the hot tub and, otherwise, must be accompanied by a responsible adult.
6. Proper attire is required – no cutoffs, no diapers.
7. Pool hours are 9:00 a.m. to 11:00 p.m. No exceptions!
8. Do not remove pool furniture from the pool area.

## **BOAT DOCKS**

1. The docks are for the use of owners and registered guests/tenants only.
2. The docks are owned by the Association and leased to individual owners. Please be respectful of other owners' boats, lifts, dock boxes and other personal property.
3. No fueling of watercraft is allowed on the docks and gas cans and other flammables are not to be stored on the dock.
4. Boat lifts are to be in the UP position at all times to prevent added stress and possible damage to the docks.
5. The slip lessee is responsible for damage caused to the dock by them or their guests, including damage caused by improperly installed or maintained hoists. If damage occurs, the Board authorizes Management to arrange for repairs to the dock with the charge being assessed to the lessee.
6. The main walkways of the docks are to remain clear at all times.
7. The Association's insurance covers the dock structure only. Lessees are responsible for coverage of boats, PWC's, hoists, dock boxes and other personal property.
8. Children under the age of 10 must wear an appropriate floatation device and be accompanied and supervised by a responsible adult.