

TRADEWINDS CONDOMINIUM ASSOCIATION, INC.
SIMPLIFIED GUIDELINES FOR OWNERS, TENANTS, AND GUESTS
Revised May, 2016

The concept of condominium ownership is that of a community atmosphere combined with shared ownership and responsibility for common elements and the inherent respect of each Unit Owner for the good of all Unit Owners. The Association owns all of the exterior of buildings and all land without boundaries or lot lines, and so the Association bears the responsibility of the maintenance, insurance, uniformity, safety, and well being of all Common and Limited Common Elements and its Unit Owners. It is with this attitude of community and respect that these guidelines are being published, which are only brief summaries of some of the full Rules and Regulations as amended and attached to the recorded Tradewinds Declaration of Unit Ownership.

Definitions:

Common Element: The land and buildings outside of each Unit owned in full by the totality of the Association. Examples include but are not limited to the grounds, road, parking areas, and lake (shared ownership with Tradewinds II).

Limited Common Element: The portion of the building of each Unit designated for the personal use of the Unit Owner but which is still owned in full by the totality of the Association. Examples include but are not limited to front decks, rear decks, exterior stairs, roofs, siding, doors and windows.

Please refer to the detailed Rules and Regulations for more details on the following:

1. Owners, Tenants, and Guests must be respectful of each Unit Occupant and not interfere with the Occupant's rights to quiet enjoyment of the residence.
2. Each unit is allocated two parking spaces, generally in front of or immediately adjacent to each Unit. Parking is prohibited on any non-paved Common Element.
3. All personal property must be kept within the Units. Front decks, steps, and walkways will be kept clear of objects, decorative or otherwise, that impede ingress and egress.
4. No annual or perennial plantings are permitted, nor are pots or planters of flowers or plants permitted on Common Grounds. These are permitted on Limited Common Elements (decks and porches) as long as they are maintained and do not impede access into or out of decks and walkways.
5. If Owners or Tenants wish to purchase and display American flags in the appropriate flagpole holder on each lamp post, only American flags may be hung and must be a standard two feet by three feet (2' x 3').
6. Temporary holiday lights (non-religious in nature only) may be placed on Units or Common Elements as long as cords do not impair access on any Common or Limited Common Element.
7. Trash and recycles are picked up twice a week, currently Tuesdays and Fridays.
8. A maximum speed of 10 MPH has been set, and an appropriate sign is placed at the entrance to Tradewinds. Please watch your speedometers and be courteous to those residents and guests who might be out walking with or without their dogs.
9. All bicycles, canoes, kayaks, rowboats, etc. must be stored on decks or under units or decks, if space allows.
10. No wood or wood products may be stored under decks or Units or against Units – absolutely no exceptions as this is an attraction for termites and other wood-boring insects. Wood for wood-burning fireplaces will be permitted to be stacked on Common Ground upon approval of the Board.
11. Pest control is currently scheduled for the second Tuesday of the second month of each quarter: February, May, August, and November. Each Unit Owner or Tenant must provide a

working Unit key or key code to the Management Company so that the pest control company and other maintenance personnel have access to the Units.

12. Pets are to be supervised (preferably leashed), controlled, and picked up after.
13. Boats, trailers, RV's, commercial vehicles, and some trucks are not permitted.
14. All lease agreements must be for a minimum of six (6) months. All Tenant contact information must be immediately provided to the Management Company.
15. Only duly approved exterior modifications or changes will be permitted.
16. No unauthorized Satellite dishes, even small ones, are permitted on any Unit, or Common or Limited Common Element without prior written approval by the Board.
17. No flammable, combustible, or explosive fluid, chemical, or substance shall be kept in any Unit or on any Common or Limited Common Element except in safe containers and in small quantities as required for normal household use.
18. Maintenance issues are to be conveyed to the Management Company, in writing, and will be addressed in order of priority and within the budget of the Association. Tenants are to contact their landlords or property managers directly.

*The undersigned **Tenant(s)** acknowledges receiving a copy of these Rules and Regulations and agrees to fully abide by them. Please provide a signed copy to the Association Manager.*

Signature

Date

Signature

Date

Name (please print)

Name (please print)

Home Phone: _____

Mobile Phone: _____

Mobile Phone: _____

Email: _____

Email: _____