

# ARCHITECTURAL CONTROL COMMITTEE (ACC) REVIEW

CHESHIRE PLACE CONDOMINIUMS

4/24/2018

Section 13(b) of our Declarations covers the Architectural Control Committee review process. The complete Declaration can be found on our website.

There are three broad categories of work that do require approval by the ACC.

- Any modification to a structural or load bearing portion of a unit. This includes interior walls, floors, and ceilings.
- Any alteration within a unit that involves connecting to common infrastructure (wiring, plumbing, gas lines). This does include installation of major appliances, such as washers, dryers, stoves, water heaters, etc.
- Any alteration to the exterior of the building or any interior common elements. This includes windows and entry doors.

The ACC request form can be found on our website. It should be completed and submitted well in advance of commencing work. Approval may take up to 45 days, however the ACC takes great effort to respond as quickly as possible. The association advises that any material purchases, deposits, etc. should not be made prior to approval. The association is not liable for any costs you incur due to an ACC denial.

ACC approval does not include any permits that may be required by the city or county governments. The homeowner is responsible for acquiring any applicable permits, in addition to ACC approval.

The homeowner is wholly responsible for the cost of any damage or repairs to the building and common areas caused by work performed in their unit. As such, it is strongly suggested that any contractors performing work covered by the ACC process be licensed and bonded.

In addition to the ACC review process outlined here, all work is subject to the Construction Guidelines which cover acceptable work hours and use of the dumpster, etc.

The Board of Directors takes the ACC review process very seriously. If in doubt, submit the form!

Violations of the ACC review process will incur a fine of \$1000 per incident. Additionally, if the ACC does not retroactively approve the modifications, the homeowner will incur the entire cost to return the unit/building/common areas to their previous state.

# LEASING REGULATIONS

CHESHIRE PLACE CONDOMINIUMS

07/17/2022

The complete Leasing Regulations document is available in the homeowner portal.

Note that, per our docs, leasing does not necessarily need to have money involved.

The homeowner, their spouse, parent, child or other immediate family member (as determined by the Board or Directors) must be using the unit as their primary residence. If not, any occupant is considered to be leasing the unit.

If the homeowner, or their spouse, child, or parent is actively using the unit as their primary residence, they may have a roommate.

There is, currently, a waiting list for a leasing permit. Contact the management company to add your name to the list. All units must be owner occupied for at least one year before the owner is eligible for a leasing permit.

Homeowners who do have a leasing permit will be charged a fee for management costs.

Once a homeowner receives a leasing permit, the unit must remain leased at all times. If a unit remains un-leased for 90 days, the leasing permit is revoked and passed to the next homeowner on the waiting list.

A leasing permit does not transfer to the new owner when a unit is sold.

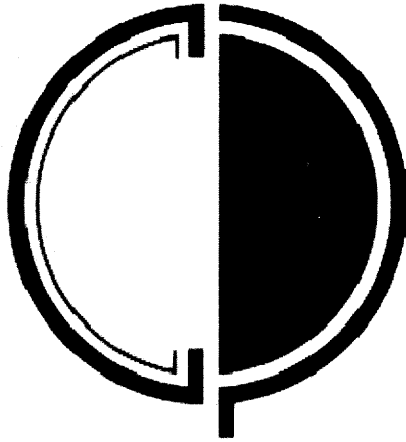
All leases must be submitted to the management company for approval prior to being signed by the tenant.

All leases must be for exactly one year. Daily, weekly, monthly, and multi-year leases will never be approved. This guideline covers AirBnB and other similar short-term rental services.

Short-term rental services, such as AirBnB, are not permitted. Even if the homeowner is residing in the unit. See paragraphs 1 and 10 of the Leasing Regulations for details.

Violations of our Leasing Regulations will be fined. Please refer to the Violations and Fines document for additional details.

**\*Note that, even though a lease may be unapproved by the Association (and subject to fines), it is still a legally binding contract between the homeowner and the tenant. You may be unable to force the tenant to vacate, and subject to the daily fine for the entire term of the lease.**



## Cheshire Place I & II Community Pool Rules

- The pool is open from 8 am – 8 pm daily.
- No pets or animals of any kind are allowed inside the pool facility.
- Glass items are strictly prohibited.
- Guests must be accompanied by their resident host.
- Remove all trash & debris when leaving.
- Radios & boom-boxes are prohibited. Personal stereos with headphones may be used.
- Extinguish & discard ALL smoking refuse in designated receptacles.
- Parties & gatherings are prohibited. Guests are limited to 5 per resident, per day.
- Enter & exit the pool area utilizing the SIDEWALKS & ENTRY GATE.
- Pool furniture should be repositioned after use & must remain at the pool at all times.
- Pool furniture is for lounging, sunbathing, & relaxing-upon.
- Do not place garbage or debris in the decorative rock border underneath the pool fencing.
- No children under 18 unsupervised at ANY time.
- The use of BBQ grills at the pool is prohibited.
- Loud noises & disruptive behavior are prohibited.
- Proper swimming attire is required.
- Candles & luminaries are prohibited.
- Posted rules in the pool facility shall be observed in conjunction with community rules & city codes, & shall be enforced accordingly.
- Residents in violation of these rules shall be assessed a fine according to the CPC master fine schedule & bylaws, at the discretion of the Board of Directors.

***\*\*Please be courteous & respectful to your neighbors & guests, & enjoy your summer!!\*\****

# CONSTRUCTION GUIDELINES

CESHIRE PLACE CONDOMINIUMS

4/24/2018

Any work that results in noise that can be heard outside the unit must be completed between 8:00 AM and 5:00 PM.

No construction debris or waste may be placed in our dumpster, or discarded beneath the building, or in any other common area of the property.

The homeowner is wholly responsible for any damage done to any common element (foyers, stairs, doors, lawn, flower beds, sidewalks, parking lots, gates, etc.) during any work completed by the homeowner or their contractors.

The homeowner is responsible for any violations of our governing documents by their contractors, employees, etc.

Although approval is not required, the Board should be notified 1 week in advance for any work that meets any of the conditions below.

- Any work that results in noise that can be heard outside the unit (beyond a few seconds). Power sanders, nail guns, air compressors, tile saws, etc.
- Any work that results in a large amount of material being moved into or out of the unit (drywall, tile, flooring, etc.)

Failure to comply with the Construction Guidelines will receive fines in accordance with the violation and fines chart.

In addition to the fine, homeowners are responsible for disposal costs for any debris left on the property and repair costs for any damage.

In addition to the guidelines listed here, some alterations are also subject to Architectural Control Committee approval and do require approval prior to commencing work.

Work items that require ACC approval are:

- Any work on a structural element (interior walls, floors, ceilings)
- Any work that involves any common infrastructure (plumbing, wiring, gas, etc.)
  - This includes installation of toilets, washers/dryers, dishwashers, stoves, water heaters, etc.
- Any work that results in ANY change to the exterior of the building or any common area (windows, patios, stairs, foyers, etc.)