

House Rules
Wildwood Park Towne Houses
Atlanta

2016

These House Rules have been promulgated by cooperative under authority granted in the bylaws and referenced in the occupancy agreement. A violation of these rules constitutes a violation of Article 16 of the Occupancy Agreement.

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A. House Guests and Household Members

Definitions:

A Member is the individual(s) in whose name the membership has been issued and whose name appears on the original occupancy agreement.

Subletting is occupancy of a dwelling unit by any person other than the member while the member is not actively residing therein as his or her primary residence and constitutes a violation of Article 5 of the Occupancy Agreement.

Minor Children are persons under 12 years of age.

Rules:

- A1. Members are always responsible for the behavior of their guests and household members while they are on the property.
- A2. Persons who are not named in the occupancy agreement are not allowed to use the common areas of the property unless accompanied by a registered member.
- A3. Guests and certain household members are subject to receive a “No Trespass” notice as a result of violations of these house rules.
- A5. New persons may not be added to the occupancy agreement except with the written consent of the cooperative.
- A6. Adult persons who wish to be added to the occupancy agreement must complete an application, submit to a background check, and be interviewed by the Board of Directors.
- A7. Parents are required to provide parental supervision of their minor children.
- A8. Minor children are not allowed on the common property of the cooperative except under the immediate supervision of a parent or other designated competent adult.
- A9. The common areas of the cooperative are closed between 9:00pm and 6:00am. Members and their guests are not permitted to use the common areas during these hours except as needed to enter or leave from their residence.

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B. Prohibited Behavior

Definitions:

Fighting is any loud or abusive language or aggressive physical contact with intent to harm another person while on the common areas of the cooperative and constitutes a breach of the occupancy agreement.

Weapons are any type of firearm or air gun, knife or other instrument that is used to threaten another person while on the property and their use constitutes a breach of Article 11 part I of the occupancy agreement.

Noise Disturbance is any noise either in the private dwelling unit or on the common grounds of the Cooperative that reasonably disrupts or offends other members.

Loitering is defined as any hanging out in groups or individually in parking lots, driveways, or playgrounds, or sitting on walls and fences, or otherwise behaving in a manner that arouses reasonable suspicion.

Common Area is any part of the cooperative that is not the interior of a member's dwelling unit, its patio or its stoop.

Rules:

- B1. Fighting in the common areas is never permitted by the cooperative.
- B2. Weapons may not be used or discharged on the property.
- B3. Noise disturbances, obscene or offensive language, music or behavior are not permitted.
- B4. Playing radios, televisions, stereos, musical instruments or any electronic sound system between the hours of 10:00 pm and 8:00 am without the consent of immediate neighbors is not permitted.
- B5. Loitering on the common area of the cooperative is not permitted.
- B6. The use, abuse or sale of illegal substances on the property is not permitted.
- B7. The use of the dwelling unit or any common areas of the property by any member or person of a member's household, or guest for any criminal activity as may be defined by any local, state, or federal government is not permitted.
- B8. The cooperative prohibits gambling in the common areas.
- B9. The cooperative prohibits the consumption of alcoholic beverages from open alcohol containers in the common areas.

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C. Health & Safety

Definitions:

Flammable item is an item or liquid that is flammable when exposed to an open flame.

Fire hazard is a situation where flammable items are stored in the vicinity of a gas water heater, furnace or open flame.

Deductible Amount is the amount of the deductible shown on the insurance policies of the Cooperative that must be paid before the insurance coverage begins in the event of a loss.

Rules:

- C1. Residents may not store flammable items in the vicinity of a gas water heater or furnace.
- C2. Residents may not store gasoline or other flammable liquids inside the dwelling unit.
- C3. It is the member's responsibility to maintain a fire extinguisher and smoke detectors in good working condition as required by law.
- C5. The member is charged the full deductible amount under the cooperative's insurance policies in the event of a fire or other loss unless.
- C6. All charges for the repair of damages to a dwelling or common area must be paid within 30 days of notice and, in the case of a fire, must be paid before the member is allowed to resume residency.

- C7. The deductible amount of an insured loss is charged to the member and must be paid within 30 days of demand unless it is determined that the loss occurred as a result of a failure on the part of the cooperative or its equipment.
- C8. Membership in the cooperative may be terminated for cause in cases when a loss has been sustained as a result of any action or inaction by the resident.
- C9. Members are required to promptly report any unsafe condition on the property to the management office.

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D. Autos, Trucks & Trailers.

Definitions:

Vehicle is any automobile, motorcycle, scooter, truck, van, pickup, SUV or other motorized means of transportation.

Inoperable Vehicle is any vehicle with flat tires, broken windows, accident damage, leaking fluids, improper registration, or is in any other way not street legal.

Unused Vehicle is any vehicle that appears to be inoperable or that has not been driven for more than seven days without a permit from the cooperative.

Mechanical Repairs are repairs to the engine, transmission, brakes, alignment, exhaust, oil changes, exterior bodywork or any other work that requires jacking of the vehicle except to change tires or jump-start a dead battery.

Rules:

- D1. The parking facilities of the cooperative may not be used to store unused vehicles.
- D2. Vehicles may not be parked in a "Visitor" parking space for more than three consecutive days or nights.
- D3. Inoperable vehicles will be towed at the vehicle owner's expense with or without notice.
- D4. Vehicles that are parked in "No Parking" zones or "Yellow Curb" zones, or that are parked on the lawn or sidewalk, will be towed or booted without notice.
- D5. The cost to repair damages caused by a member's vehicle, including damage to asphalt surfaces, buildings, utilities, shrubbery and lawn areas is charged to the member.
- D6. Boats, trailers, campers and RV's may not be parked on the property.
- D7. 18-wheeler truck tractors and/or trailers may not be parked on the property.

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E. Yard Care

Definitions:

Yard is that area between the front door of a dwelling to the parking lot at the width of the dwelling itself and between the back door to a fence area or an area midway between the dwelling unit and a facing building.

Patio is that concreted portion of the rear yard that is intended for the private use of the Member.

Stoop is that concreted area immediately at the front of the entrance to the dwelling unit.

Shed is a detached structure or outbuilding in the common area of the cooperative.

Rules:

- E1. Patios and stoops may not be used to store unwanted items, laundry, junk or other household items.
- E2. Personal flowerbeds and gardens that are not properly maintained and delineated will be removed at the member's expense.
- E3. Fencing, sheds, and clotheslines may not be installed without the prior written consent of the cooperative. When approved such structures must thereafter be maintained by the member to the satisfaction of the cooperative or be removed.
- E4. Each member is responsible for the removal of trash, paper and other debris from his or her yard.
- E5. The cooperative charges a "cleanup" fee to the member to pick up or remove trash and debris from his or her yard.
- E6. Yard sales on the property are prohibited unless approved and sanctioned in writing by the cooperative.
- E7. Household garbage must be properly bagged and disposed of inside the trash compactor.
- E8. Large items like furniture, appliances and the like must be disposed of by the member at his or her own expense.
- E9. Garbage, trash and large items not properly disposed of are subject to a minimum \$100.00 disposal fee.

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F. Pets.

Definitions:

Pet is any dog, cat (feral, wild or domesticated), or snake whether caged or not.

Small Animals are caged animals such as hamsters, fish or birds.

Rules:

- F1. The cooperative does not allow pets on a temporary or permanent basis.
- F2. The feeding of feral cats or stray dogs is not permitted.
- F3. Individual members are responsible for any damage caused by caged animals.

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Instructions:

- Report stray dogs to the management/sales office during normal office hours.

G. General Information

Contact the Sales Office for:

- 1. Home Improvement Permits & loans
- 2. Home Equity Loans
- 3. Credit Union Applications
- 4. Pest Control Services
- 5. Cooperative Collection & Credit Procedures
- 6. Membership Sales Listings
- 7. New Member Referrals

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be signed on the day and year written below.

Member: _____ Date: _____

Member: _____ Date: _____