

## PAMMEL CREEK CONDO ASSOCIATION RULES & REGULATIONS

1. The condo roof is the responsibility of the Condo Association with the exception of damage caused by the occupants or their guests of the unit. There shall be no antennas, satellite dishes, skylights, or anything else attached to the roof. If your unit has a skylight the inside is the responsibility of the owner and the outside (part on the roof) is the responsibility of the Condo Association.
2. The fence is the responsibility of the Condo Association as is the siding on the buildings, the trim around the outside of the windows and doors, down spouts and gutters, outside faucets, outside electric meters, gas meters, mailboxes, outside plug-ins, house numbers and outside lights with the exception of the bulbs which will be replaced by the condo owner. The siding will be power washed once a year. The Association would appreciate no unnecessary holes be made in the siding to avoid infestation of insects, moisture, and for overall cosmetic appeal.
3. The front sidewalks, driveways, patio, decorative rocks in front and back of the units, are the responsibility of the Condo Association. The general cleaning of the patio, front walk, and plants in the rocks are the responsibility of the condo owner. The condo owners may put plantings or pots of plants, and decorative items in the rocks but not in the grass.
4. The garage door, all exit doors, patio door, and windows are the responsibility of the condo owner. If the condo owner wishes to replace windows or doors, including storm doors, they have to be consistent with the rest of the condos both in style and in color. Locks may be replaced but a key for the new lock is to be placed in the Knox box by the firemen. If windows or doors are storm damaged, the Condo Association has insurance.
5. The Condo Association is responsible for lawn mowing and trimming, leaf clean up, weed and feed applications, tree and lilac bush trimming, as well as rodent and pest control on the outside.
6. The Condo Association is responsible for snow plowing when more than two inches have fallen or at the discretion of the board. If snow is light and less than 2 inches the condo owners are to remove the snow.
7. The Condo Association is responsible for the sewer that is outside the buildings, but not sewer problems inside a condo unit.

## INSIDE THE CONDO

Everything inside the condo unit is the responsibility of the condo owner which includes, furnace, water heater, water softener, air conditioner, appliances, TV hookups, floors, paint, bath fixtures, electrical fixtures including garage door opener, window coverings, fireplace, dryer vent, washer hoses, garage and entrance doors and their seals and locks. There shall be no removal or moving of walls, skylights, or fireplaces.

PAMMEL CREEK CONDOS

OUTSIDE CONDO BUILDINGS AND GROUNDS					
		Condo Assoc	Owner		
ROOF		X			
SIDING/REPAIR/WASH FENCE		X			
TRIM/WINDOWS,ETC.		X			
GARAGE DOOR/SEAL			X		
FRONT DOOR/SEAL			X		
PATIO DOOR			X		
PATIO CEMENT		X			
WINDOWS			X		
FRONT WALK		X			
DRIVEWAY		X			
ROCKS FRONT/BACK		X			
PLANTINGS FRONT/BACK			X		
TREES		X			
LILAC BUSHES		X			
AC			X		
ELECTRIC METER		X			
GAS METER		X			
WATER FAUCET		X			
LAWN/CUT,SPRAY		X			
SNOW REMOVAL		X			
GUTTERS/DOWNSPOUTS		X			
SEWER OUTSIDE		X			
GUTTER CLEANING		X			
MAILBOXES		X			
OUTSIDE LIGHTS		X			
PLUG INS/HOUSE #'s		X			



PAMMEL CREEK CONDOS

	CONDO	GARAGE OWNER		
GARAGE DOOR OPENER		X		
FURNACE		X		
WATER HEATER/SOFTENER		X		
DOOR TO KITCHEN SEAL		X		
GARAGE FLOOR		X		
GARBAGE CANS		X		
PEST CONTROL INSIDE		X		
INSIDE COLOR		X		
SKYLIGHTS		X		
CABINETS		X		
WINDOW COVERS		X		
FIREPLACE		X		