

# Snowcrest Condominium Unit Owners Association Comprehensive Rules and Regulations



## Purpose

This document provides a comprehensive, plain-language list of all Rules and Regulations derived from the Snowcrest Declaration, CCRs, Bylaws, and additional Board-approved SCUOA Rules & Regulations. These rules apply to all owners, occupants, renters, guests, and invitees.

Violations will be assessed by the Board and may result in suspension of common-area privileges or penalties levied by the association to the owner of the associated unit.

*(Declaration Art. III s.3 & Art. XI, p.6)*

*Owners are responsible for compliance by anyone using their unit.*

## Use of Units *(Declaration Art. XI, p.1)*

- Units may be used for residential purposes only.
- Illegal activities are prohibited anywhere on the property.
- Commercial or business activities are prohibited except for Association operations or business consistent with residential purposes within the confines of the unit.
- Use of a unit may not interfere with the rights, comfort, or enjoyment of other residents.
- Window signage visible from outside the unit is prohibited. This includes commercial, political, or advertising signs. Customary religious items affixed to unit entryways (e.g., mezuzahs) are permitted as required by federal law.

*(Declaration Art. XI, p.4 & Art. XII s.C.4)*

## Quiet Enjoyment, Noise & Nuisance

- Quiet hours are from 11:00 p.m. to 7:00 a.m. *(Rule Est. by the Board)*
- Loud music, shouting, running, parties, or disruptive gatherings are prohibited during quiet hours. *(Declaration Art. XI, p.2)*
- Unreasonable noise is prohibited at all times. *(Declaration Art. XI, p.2; Bylaws Art. XII, s.13)*
  - Any activity deemed a nuisance must cease immediately upon notice by the Board or its agent. *(Declaration Art. XI, p.2; Bylaws Art. XII, s.13)*
- Repeated violations may result in suspension of common-area privileges or penalties levied by the association to the owner of the associated unit. *(Declaration Art. III s.3 & Art. XI, p.6)*

## Responsibility for Guests, Renters & Occupants

- Owners are responsible for the conduct of guests, renters, family members, and invitees. *(Declaration Art. XI, p.1)*

- Violations by guests or renters are treated as violations by the owner. (*Declaration Art. XI, p.1*)
- Owners renting units must maintain appropriate landlord insurance. (*Rule Est. by the Board*)

**Common Areas** (defined by WV code as *all portions of the common interest community other than the units*) – **General Use**

- Common areas are for their intended purpose only. (*Bylaws Art. XII, s.10*)
- Common areas may not be obstructed, defaced, littered, or misused. (*Bylaws Art. XII, s.10*)
- Activities that create safety hazards or interfere with others are prohibited. (*Declaration Art. XI, p.2*)
- Trash, debris, packages, and equipment (to include, but not limited to: Bicycles, scooters, skateboards, segways, skis, and snowboards may not be left in common areas, including hallways. (*Bylaws Art. XII, s.13*)
  - Violations may be documented and subject to penalties, applied to the owner of the offending unit, regardless of the occupant. (*Declaration Article III s.3*)
- It is prohibited to hang any clothing, towels, rugs, etc. from railings, banisters or windows (*Bylaws Art. XII, s.13*)
- Bikes in approved storage bags may be transported through the building. (*Rule Est. by the Board*)

**Running, Training & Physical Activity Indoors**

- Unsafe activities in the hallways and common areas adversely affecting ingress/egress are prohibited, as they interfere with the quiet enjoyment of others. (*Declaration Art. XI, p.2; Bylaws Art. XII, s.10*)

**Appearance of Common areas and Exterior**

- The Board shall determine the color scheme of the interior and exterior of the building. No unit owners shall paint an exterior surface or affix anything on the exterior of their door without written consent of the board. (*Declaration Art. XI p.4 & Art. XII, s.E*)
- Hallways must remain clear at all times. (*Bylaws Art. XII, s.10*)
  - *Floor mats are an unpermitted tripping hazard.*
  - *Benches are not allowed in hallways, with the exception of alcoves.*
- No personal items may be stored in hallways or common areas. (*Bylaws Art. XII, s.10*)
- Balconies may not be used for general storage; furnished balconies as part of the unit are acceptable, as long as they are not cluttered or visibly unappealing from the exterior. (*Rule Est. by the Board*)
- Exterior alterations, lighting changes, or color changes require prior Board approval. (*Declaration Art. IV p.1 & Art. XI, p.5*)

## **Pets**

The Board has the authority to approve pets in the building and set rules about pets.

*(Declaration Art IX, s.7 & Art. XI, p.3; all rules est. by the Board)*

All animals, including pets and assistance animals, must comply with the Association's rules regarding behavior, noise, waste disposal, and damage to common elements.

- Pets are permitted for homeowners only.
- Long-term Renters (30 days or longer) may have pets only with written Board approval.
  - Short-term renters and relatives of owners may not have pets.
- Pet Registration Requirement
  - Owners who keep pets within their unit must register each pet with the Association prior to bringing them on the property. Registration is for identification, safety, and emergency management purposes only and does not involve any fee.
  - Required registration information may include the owner's name and unit number, the type of each pet, along with a photo ID, and emergency contact information.
    - Current Rabies vaccination is required in the state of WV.
- This registration requirement applies only to household pets and does not apply to approved assistance animals, which are governed by separate reasonable accommodation procedures in accordance with federal law.
- Pets must always be physically leashed (maximum six feet) and under control in common areas.
  - Electronic Collars are not a substitute for a physical leash.
- Pets are prohibited in hot tub areas.
- Pet owners must clean up after their pets; cleanup stations are available for clean-up supplies and outdoor waste disposal stations are located throughout the property.
- Nuisance animals may be permanently removed by Board action.
- Service animals are permitted in accordance with the ADA.
  - Emotional Support Animals are not covered by the ADA.
  - Please refer to the Snowcrest Service Animal Policy for full details.

## **Hot Tubs & Recreational Facilities** *(Rules est. by the Board)*

- Hot tub hours are from 12:00 p.m. to 10:00p.m. Sunday through Thursday, and 12:00p.m. to 10:45 p.m. Friday and Saturday.
- Children under 14 must be accompanied by an adult by WV law.
- **No Glass** is permitted in the hot tub enclosure.
- No running, horseplay, food, smoking is permitted in hot tub areas.
- Users must clean up after themselves.
- Tampering with controls or adding substances is prohibited.

## **Restricted & Mechanical Areas**

- Access to roofs, crawl spaces, mechanical rooms, electrical areas, hot tub crawl spaces, and other restricted spaces, is prohibited without authorization. *(Rule Est. by the Board)*

## **Fire Safety & Hazardous Materials** *(Rules est. by the Board)*

- Flammable, combustible, or explosive materials are prohibited except for normal household use.
- Non-electric grills are prohibited inside the building or on porches.

## **Resident Manager**

- The Residence Manager is an independent contractor, subject to oversight by the executive board, consistent with the legal definition of independent contractor. No member or guest shall oversee or direct the actions of the resident manager. *(Governed by WV Labor laws defining ICs vs. Employees in addition to Rule est. by the board)*

## **Parking** *(Rules est. by the Board)*

- Parking is restricted to owners and their guests.
- Vehicles may not block entrances, traffic flow, trash access, or snow removal.
- No parking is permitted in designated No Parking areas.
- Trailers must be parked in designated areas with Resident Manager coordination.
- Improperly parked vehicles may be booted at the owner's expense and subject to a \$250 fine.

## **Maintenance, Damage, Alterations, & Access**

- Owners must maintain units to prevent damage to other units or common elements. *(Bylaws Art. XII, s.7)*
- Owners are responsible for damage caused by themselves, occupants, or guests. *(Declaration Art. XI, p.1; Bylaws Art. XII, s.7)*
- Owners may not make structural changes, alterations, or additions without required written consent or authorization from the Board. *(Declaration Art. XII, s.C.2)*
- The Board has the right to enter units in emergencies. *(Declaration Art. XII, s.C.3; Bylaws Art. XII, s.13)*
  - Owners must provide keys or access codes where plumbing or chimney access exists. *(Rule Est. by the Board)*

## **Fees, Assessments & Enforcement**

- Monthly assessments are due on or by the first day of each month. *(Declaration Art. IX, p.5)*
- Late fees and liens may be imposed as permitted by governing documents. *(Declaration Art. IX p.5-6)*
- The Board may enforce rules through notices, fines, suspension of privileges, or legal action. *(Declaration Art. XI, p.6)*

Failure to enforce a rule does not waive future enforcement.

**Date Adopted by the Board of Directors:** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_