



Summary Rules and Regulations

The following rules and regulations are derived from the Declaration of Condominium for Haven at the Wilderness, unless otherwise noted. When appropriate, rules are cross-referenced to the appropriate Article within the Declaration.

This is a summarized partial list. Please refer to the Declaration for all the covenants governing the association. In case of any conflict between the Declaration and this document, the Declaration shall control.



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HAVEN AT THE WILDERNESS CONDOMINIUMS RULES AND REGULATIONS -

This is an abridged list of rules and regulations for all owners and residents of Haven at the Wilderness condominiums.

Nothing that here follows will overrule any part of the *Declaration Of Condominium For Haven At The Wilderness (Johnson County Recorder of Deeds, 6-20-2005)*.

It is the responsibility of every homeowner and resident to be familiar with, and comply with, all condominium rules and regulations. In the event that the Association receives complaints of residents violating these rules or any other regulations in the Bylaws or Declaration, a letter will be sent to the alleged violating person. The violation schedule is as follows:

- a. 1st offense - warning
- b. 2nd offense - \$100 fine
- c. 3rd offense - \$250 fine
- d. Subsequent offenses - \$100 weekly cash fine until the problem is rectified in the sole discretion of the Association Board.

Covenant & Rules Enforcement Policy adopted by the Board July 24, 2012

OVERVIEW -

Dogs must be on leash and under control at all times.

Dog waste must be cleaned up immediately.

Overnight parking in Common Elements or on-street is prohibited.

No vehicle shall be left in a driveway or off-street parking area for more than 48 hours.

Garage doors shall remain closed at all times except when entering or leaving.

Trash may not be set out before sundown on the day preceding scheduled pickup.

When a unit is leased, a homeowner must provide the Board with a copy of the lease and tenant contact information.



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Each unit shall be maintained in a clean, safe, sanitary and attractive condition.

[See the following summary, Rules and Regulations, for further detail. Always refer to the Declaration of Condominium for complete and accurate information. Contact an association director or Centennial Management for your copy.]

RULES AND REGULATIONS AS DERIVED FROM THE DECLARATION OF CONDOMINIUM -

[Keep in mind, the "DECLARATION OF CONDOMINIUM FOR HAVEN AT THE WILDERNESS" (Johnson County Recorder of Deeds, 6-20-2005) is the controlling document: Repeating: Nothing that here follows will overrule any part the Declaration of Condominium.]

No Unit shall be used for any purpose other than that of a residence for individuals living together as a single housekeeping unit. No Unit may be used as a rooming house, group home, commercial foster home, fraternity or sorority house; or any similar type of lodging, treatment facility. No day care center shall be operated in any Unit without the prior written approval of the Board.

Restrictions on Use (Article V)

Nothing shall be displayed or affixed to the following areas:

Outside or inside of a window (except for interior drapes, curtains or louvered blinds which, from exterior observation, must be white, beige, or grey,

Exception: Holiday lights shall be permitted between November 15 and January 15. All other exterior lighting shall be white (clear) and not colored,

The outside walls of a building,

Window, deck, patio, porch or balcony, visible to the exterior.

The following shall not be displayed outside:

Antennas, satellite dish, or other transmission device,

Speakers, horn, whistle, siren, bell or other sound device,



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Artificial flowers, artificial trees or other artificial vegetation,

Private gardens, private plantings, bird baths, statues.

Garage & sample sales or similar activities shall be held only as a part of a neighborhood event approved by the Board.

Visible Areas (Article V)

No noxious, offensive or unlawful activity shall be carried on in any Unit or Common Elements including:

Any action which may endanger the health of any occupant,

Any action which may unreasonably disturb any occupant,

Loud parties or playing stereo equipment or musical instruments in a loud manner,

Offensive or unusual smells or odors which emanate beyond the boundaries of a Unit.

Offensive Activities (Article V)

Outdoor burning of trash, grass, or construction material is prohibited,

No trash, refuse, or garbage can or receptacle shall be placed outside a building, except after sundown of the day before (Monday) or upon the day for regularly scheduled trash collection (Tuesday).

Trash (Article V)

Garage doors shall remain closed at all times except when necessary for vehicle ingress and egress.

Unlicensed or inoperative motor vehicles are prohibited, except in an enclosed garage.

Motor vehicles may be serviced or repaired only in an enclosed garage.



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Overnight parking of any motor vehicles in Common Elements or on any street is prohibited other than on driveways directly in front of the Unit and designated off-street parking areas.

No vehicle other than operable passenger auto, passenger van or small commercial truck shall be left or stored overnight in the Condominium Project except in an enclosed garage or as permitted for loading and unloading.

No vehicle from one Unit shall park on the driveway of another Unit or on a common driveway directly in front of another Unit (without the consent of the Owner of that other Unit).

No vehicle shall be left on any driveway shared by any Units so as to block the entry or exit of vehicles from another Unit.

Trucks or other vehicles with gross vehicle weight of 12,000 pounds or over are prohibited in the Condominium Project except during such limited time as such vehicle is being used during working hours within the Condominium Project for its specific purposes.

Garages and Vehicles (Article V)

No Unit or part thereof shall be rented or used for transient or hotel purposes.

Owner must require that the tenant and other occupants comply with all provisions of the Declarations and rules & regulations of the community.

Failure by the tenant to comply with the terms of the Declaration and such rules and regulations may result in fines and enforcement charges assessed to the Unit Owner.

The Unit Owner shall provide the Board with a copy of the lease & tenant contact information.

The Unit Owner shall remain liable for all obligations, including, without limitation, the payment of dues, fines and enforcement charges.

No signs shall be displayed to the public view on the exterior or interior windows of a unit, except "For Sale" signs in the window.

Renting and Leasing of Units (Article V)



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No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit or on the Common Elements.

Household domestic pets, not bred or maintained for commercial purposes, may be maintained in a unit, subject to such rules and regulations promulgated by the Board.

The right of an owner or occupant to maintain an animal shall be subject to termination at the Board's discretion.

Pets must be on a leash at all times when outside the unit, under control of a responsible person.

Animals (Article V)

It is solely the Owners responsibility to immediately clean up after a pet. Residents identified by an Owner (corroborated by another Owner), Board Member or Property Management Company representative not cleaning up after their pet, or if their pet damages any Common or Limited Common Element, will be fined.

Policy adopted by the Board, October 13, 2009

Pet violation fine schedule: Please see violation fine schedule as stated here on page 1, as well as in the Haven at the Wilderness Covenant and Rules Enforcement Resolution.

Policy adopted by the Board, July 24, 2012

Any and all exterior modifications must be approved by the Board via an Architectural Change request form, which can be obtained from Centennial Management.

Authority to Regulate (Article X)

The Association is responsible for maintenance and repairs of:

- Common Elements,
- Private ways (streets),
- Fire suppression and sprinkler system (See Unit Owner responsibilities),
- Trunk and branch utility lines,
- Common sewer lines within the Condominium,
- Water meters and sub meters,
- Mailboxes and mailbox stands,
- Periodic painting of exterior painted surfaces,
- Clean, repair and replacement of gutters,



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Repair and replacement of roofs,
Repair and replacement of other parts of each building that are not part of a feature to be maintained by the Unit Owner,
Treatment for termite infestation, not for repair,
Provide snow (but not ice) removal for streets, driveways & front walks,
Establish, maintain and expend reserve funds for future repairs,
Provide lawn care, consisting of mowing, edging, weed control, trimming and irrigation.

Each Unit Owner is responsible for:

Maintaining unit interior including but not limited to:

- Appliances,
- Plumbing fixtures,
- Electrical fixtures,
- All windows,
- Screens,
- Garage doors,
- Screen door,
- Other doors including frames sashes and jambs and hardware.

Limited Common Elements (repaired and maintained by Association, and assessed to the Owner as a Special Unit Expense):

- Garages,
- Driveways,
- Patios and balconies,
- Porches and doorsteps,
- Fire sprinkler system including water lines, sprinkler heads and detectors.

Maintenance and Repairs (Article IV)

The Association will be responsible for:

- Building insurance, 100% of the replacement costs,
- Units and built-ins, including walls, and fixtures and equipment that are part of the unit,
- Fidelity coverage,
- Commercial policy of general liability insurance,
- The Unit Owner will be responsible for Events occurring within a unit,
- Losses in regard to personal property and furnishings,



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Upgrades or improvement coverage,
Association deductible (\$2,500).

Insurance (Article VI)

[The "DECLARATION OF CONDOMINIUM FOR HAVEN AT THE WILDERNESS" may be amended with the ... "consents of Owners or the Board" ...

Rights of Mortgagees (Article XII)]

R&R v1.1.5.3.2010