

Rules and Regulations Simplified

All owners have agreed to abide by these rules as a deed restriction when they purchased their unit. Owner/landlords are responsible for their tenants obeying these R&Rs. These rules are, in some cases, abbreviations of much longer and more complex statements. The versions here are sufficient to raise your attention. If you think you may be in danger of violating one of these rules check with a Board member for reference to the longer version if one exists.

1. Anyone becoming an owner shall within 10 days provide the Secretary a certified copy of the documentation showing his ownership.
2. No change in ownership shall be binding upon the Association until 1. above has been done.
3. If you failed to supply the Secretary with a certified copy of your deed and closing documents then you are in breach of the By-Laws. Please cure this omission within 10 days.
4. You cannot lease your unit to others for a period of less than 30 days.
5. If you lease your unit it must be by written lease and you must furnish a copy of that lease to the Secretary. Such lease must state that a violation of the restrictions of the Declaration and/or By-Laws or of the Rules promulgated thereunder shall be a breach of the lease allowing such lease to be terminated by the Condominium Owner or the Association. (Exact wording for your lease will be supplied you by the Association)
6. By occupying a Condominium, all tenants acknowledge the validity of the Declaration, the By-Laws, and the Articles of Incorporation of the Association and agree to be bound by their provisions in the same fashion as if such tenants were Condominium Owners.
7. No rooms may be rented.
8. No transient tenant may be accommodated.
9. No one bedroom unit may be occupied by more than two people; no two bedroom unit may be occupied by more than four people. (One and two bedroom units are listed in the Declaration. Do not rely on common usage of the terms.)
10. No lease shall free the Owner from any of the duties of Owners.
11. All tenancies in violation of these rules may be terminated by the Association.
12. No nuisances shall be allowed. This includes, without limitation, no noise, odors or electrical disturbances from a Condominium shall be allowed to be committed or maintained upon the Property, or without a Condominium, nor any use or practice that is the source of annoyance to residents of the Condominiums or which interferes with the peaceful possession and proper use of the Property. All parts of the Property shall be kept in a clean and sanitary condition, and no rubbish, refuse, garbage, toys or equipment, shall be allowed to accumulate, nor any fire hazard allowed to exist.
13. No parking space or driveway may be used for any purpose other than parking passenger automobiles or pick-up trucks of one-half ton or less and no longer than fourteen (14) feet, which are in operating condition and which are in a condition so as not to detract from the appearance of the property as a first-class condominium complex. No other vehicles or objects, including but not limited to, trucks of greater than one-half ton, trailers, campers, boats, motor homes or similar vehicles, may be parked or placed upon any portion of the property
14. No parking space shall be used by any person other than an occupant of a condominium who is an actual resident or by a guest or visitor and by such guest or visitor only when such guest or visitor is, in fact, visiting and upon the premises.
15. A resident of a condominium, may park or keep no more than one (1) motorcycle on the property, provided such motorcycle is parked only in specific areas designated as

motorcycle parking or in such condominium's courtyard. Users of motorcycles may not operate the device under power on the premises. Walk the motorcycle to and from 17th Street.

16. A list of fines for violation of these Rules and those requirements found in other documents shall be published from time to time.
17. No unit owner, lessee, tenant or occupant of any unit shall post any advertisements, signs, notices, bulletins or posters of any kind in, on or about the property except as authorized in writing by the Board of Administrators.
18. No pets of any kind shall be permitted in any unit or in, on or about any part of the common elements except upon prior written approval of the Board of Administrators. If such approval be given, the owner of such pets shall be responsible for any damages to the general common elements or the property of any other unit owner occasioned by the activities of such pets.
19. Owners and occupants of units shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises and in using or playing or permitting to be used or played any musical instruments, radios, phonographs, television sets, and any other noise producing instruments or devices. If you have an awesome sound system in your car turn it off before you enter the Property.
20. No loud and boisterous talk shall be permitted upon about or in any of the common elements. Requests by any member of the Board of Administrators to cease and desist any obnoxious, offensive, dangerous or noisy disturbance of any nature shall immediately be complied with by the owner or occupant of any unit. All complaints about the conduct of any other unit owner or occupant of a unit must be made to a member of the Board of Administrators.
21. No Owner or occupant shall at any time unreasonably obstruct the passageways, entrances or exits to and from the property.
22. Residents shall retrieve their trash containers from the street and place them in the garage or an inconspicuous location within 30 hours of placing by the street on the eve of trash day.

2016 Oklahoma Statutes

Title 60. Property

§60-508. Strict compliance with rules and bylaws by unit owners.

Universal Citation: 60 OK Stat § 60-508 (2016)

Each unit owner shall comply strictly with the bylaws and with the administrative rules and regulations adopted pursuant thereto, as either of the same may be lawfully amended from time to time, and with the covenants, conditions and restrictions set forth in the declaration or in the deed to his unit. Failure to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief or both, maintainable by the manager or board of managers on behalf of the council of unit owners or, in a proper case, by an aggrieved unit owner.

Schedule of Fines

The following fines will be levied against Owners for failure to observe the Rules & Regulations, CC&Rs, Act, and By-Laws.

Infraction	Offense	Until corrected	Comment
Violation of Rule 12, nuisances	\$50	\$20/day	Nuisance must be immediately abated
Parking (Rule 13, 14, and 15)	\$50/offense	\$30/day	1 st day = \$50, then \$30 each subsequent day. Moving and re-parking resets sequence.
Posting signs, bulletins, etc. (Rule 17)	\$100	\$25/day	
Unapproved pets	\$100/animal	\$10/day/animal	
Violation of quiet rules (Rule 19, and 20)	\$100		\$250 for each additional infraction
Obstructing drive (Rule 21), failure to retrieve trash container (Rule 22)	\$50	\$50/day	\$100 for each additional infraction
Failure to supply Secretary copy of lease (Rule 5)	\$200	\$20/day	Once lease is supplied fine may be recalculated from date of lease.
Failure to include required clauses in lease (Rule 5)	\$300	\$30/day	Once lease is supplied fine may be recalculated from date of lease.
Violating Rules 7, 8, 9, Renting rooms, etc	\$100	\$100	\$100 per day until corrected
Failure to notify Secretary of purchase of unit.	\$250	16.17/day	