

Ravenswood Condominium Homeowner's Association

Rules & Regulations

General Rules

- 1) Condominium units are for residential purposes only. They may not be used for commercial or unlawful purposes. This includes baby-sitting for hire on a regular basis. Advertising signs or displays of any kind at the complex are prohibited.
- 2) Any owners who wish to rent their unit must do so with at least a one-year lease. No short-term rentals.
- 3) Littering is prohibited at the complex. Use the dumpster for refuse. All refuse must be placed inside the dumpster. Otherwise, the trash company will refuse to pick up items. Trash cannot be stored outside your door at any time or it can attract rodents. The trash dumpsters are not to be used to dispose of furniture of any kind.
- 4) Garbage disposals should not be used to grind up citrus rinds or greasy waste, as such items can cause drain lines to clog up. This could affect neighboring units as well.
- 5) Please be considerate of your neighbor's right to peace and quiet. Excessive noise is strictly prohibited. This includes from sound equipment, vehicles, and pets. Loud parties are prohibited at all times. The police will be called if we find no other way to control resident's noise. Quiet hours are 10:00pm to 7:00am.
- 6) Children's behavior must be controlled by parents or care giver in order to avoid rowdy or unruly conduct and to prevent personal injury or damage to Association property. Residents and their guests will be held responsible for damage to the complex.
- 7) Laundry, rugs, curtains, banners or tarps may not be draped over the porch or patio railings, nor hung out of windows.
- 8) Bicycles, tricycles, roller skates, roller blades or skate boards may not be ridden in the courtyard areas.
- 9) Children's toys must not be left on sidewalks, breezeways, lawns, or around the pool area, when not in use. This could pose a liability to other residents. Such articles may be confiscated.
- 10) Porches and patios must be kept in a neat appearance. Storage of appliances, furniture, automobile parts, and tires must be in the storage lockers provided, or stored offsite. All stairways, breezeways, and landings must be clear and passable. Violators will be subject to fines!
- 11) Owners and renters are not permitted to store any building materials, cars, plants, or any objects on the Association complex grounds. Any materials on the Association common areas will be removed by the Board at the expense of the Owner/Renter.

- 12) West Metro Fire Rescue states: "If you live in an apartment building or other multifamily dwelling, you may not operate open-flame cooking devices on your balcony or patio that are within 10 feet of combustible construction. You may only use a propane grill if it utilizes a small 2 ½ pound tank. The larger 20-pound bottles are not allowed on balconies."
- 13) No exterior alterations or modifications are permitted on the premises without prior approval of the Association Board. This also applies to major modification, which in any way alter the building structure. Ask the Association for an Architectural Improvement Request form in order to make changes. Building permits are also required, when needed.
- 14) Unit owners are responsible for the maintenance and/or repair of all interior features and equipment of their units. Any repair work to the electrical, plumbing, or heating systems must, by state law, be done by a licensed plumber or electrician. Owners are also responsible for any damage to adjacent units or common elements that result from a failure to provide such maintenance and repair in a proper and timely fashion.
- 15) Any owner who leases their unit is responsible for informing the tenant of all rules and regulations governing the complex and are responsible for the residents' actions. The tenant must be advised that by occupying the unit, they are considered to have accepted all such rules and regulations.
- 16) All unit owners are required to provide a legal mailing address, email address and phone number to the Association where they can be contacted when needed. Any unit owners who employ the services of a leasing agent or property manager must also provide the Association their name and address for emergency purposes. Owners who lease their unit must also provide to the Association the names and contact information of their tenants. Any changes to such information must be promptly reported in writing to the Association.
- 17) Association dues are payable by the 1st day of the month. Dues received by the Association after the 15th of the month will be assessed a late fee for that month and for each subsequent month of delinquency.

Pool, Sauna, Community Room, and Picnic Area

- 1) Residents are responsible for the conduct of themselves and their guests. Damages to the Association furniture, fixtures or property will be assessed to the resident or unit owner. Fines or privileges may be suspended if in the judgement of the Association Board, such measures are appropriate.
- 2) Guests in the pool, sauna, game room or picnic area must be accompanied by the resident of the complex. No resident may give a guest permission to be in any of these areas without the resident with them.
- 3) All residents and guests must wear proper swim attire in the pool water. No street clothes are permitted.

- 4) Children under the age of 14 must be in the company of an adult resident when using the pool. The Association does not provide a lifeguard at the pool, nor assume any responsibility for the improper use of the pool. Owners must inform their tenants of these rules and conditions.
- 5) Diving, excessive splashing, rowdy or noisy conduct around the pool is prohibited. Nudity or lewd behavior in this area will result in the permanent revocation of privileges of the offender.
- 6) No glass containers, glass ashtrays or food may be brought into the pool area. Alcohol is strictly prohibited in and around the pool area. Canned soft drinks are permitted, if the resident places the empty containers in the trash can.
- 7) Residents who wish to use the Community Room must make a reservation in advance with the Association Bookkeeper or Board member. A damage/cleaning deposit of \$50 is also required. The deposit will be returned if, after inspection of the Community Room, it is left in a clean and undamaged condition. Users of the sauna and picnic areas are not required to leave a deposit however, they are required to clean up all refuse, litter, etc. prior to leaving the area.
- 8) Residents are permitted up to 4 guests per unit in the pool.

Laundry Room and Storage Areas

- 1) The laundry and storage areas are not playing areas for children. They are only to be used for their intended purpose.
- 2) Laundry room hours are from 7:00am to 10:00pm. Any laundry left after 10:00pm may be claimed the next morning. Items left in the machines after 10:00pm may be removed to clear the machine, however, the Association is not responsible for any loss of or damage to articles left in the laundry room.
- 3) Residents and tenants are expected to leave the laundry equipment and area clean after each use. Any soap or bleach spills are to be cleaned promptly. A trashcan is provided for lint, used dryer sheets and empty soap containers. Please use the trash.
- 4) Laundry and Storage Unit doors must be kept locked so as to avoid theft or vandalism.
- 5) Each unit is assigned a storage locker for storing personal items. No hazardous materials, such as paints or thinners, oil or gasoline may be stored in the lockers. Residents must provide their own locks for the doors. A limited number of additional lockers are available for rental. Contact the Association Bookkeeper or a Board member to check availability.
Remember, porches and patios must not be used for storage!

Pets and other Animals

Residents are permitted to keep pet animals and/or caged birds, subject to the following limitations:

- 1) Residents may keep up to two domesticated pets (dogs or cats) per household. Each dog must not exceed 50 pounds in weight. All pets must be kept on a leash when in common areas, and owners are responsible for cleaning up after their animals immediately. Excessive noise, aggressive behavior, or damage caused by pets may result in fines or other enforcement actions. Service animals must follow applicable laws.
- 2) Aggressive or vicious animals are prohibited. No exceptions. The Association Board must grant permission to keep unusual pets.
- 3) All pets must be carried or kept on a leash while on any part of the common elements.
- 4) The owner of each pet is required to clean up any mess or waste on the common elements caused by the pet. NO pet is permitted to soil sidewalks, or other portions of the common elements that residents or visitors normally walk upon.
- 5) Pets are not allowed on the landscaped areas of the complex. This includes the areas on Everett Court as well as 14th Ave. Feces and urine can damage vegetation.
- 6) No animals may be bred or raised for sale on the property.
- 7) Pets are not permitted in the Laundry Room, Storage Areas, Community Room or the Pool.
- 8) Residents are not permitted to leave food outside for their pets. Residents also are not permitted to feed wild animals in order to prevent attracting rodents or insects or attracting an infestation of animals that can attempt to enter the buildings.

Parking Rules

- 1) Each resident shall park only in the space assigned to their unit.
- 2) Double parking of one vehicle behind another, in parking lots, driveways, or fire lanes is prohibited. These vehicles will be towed at the owner's expense.
- 3) All vehicles parked in Ravenswood lots must be street legal, licensed with current registration and operable.
- 4) Owners' assigned parking space and Ravenswood guest spaces cannot be used as storage for any vehicle. Vehicles must be operable and moved consistently (at least every couple of days.)
- 5) In order to prevent abandonment of vehicles, if an owner is renting their unit out and not living full time on site, only the resident living in the unit

full time can have access to park in the parking space assigned to that unit. The vehicle of the owner or resident not living full time on site is considered to be a visitor vehicle and should only park on the street or in a Ravenswood guest/visitor space and comply with guest space rules (see #8 and #9 below.)

- 6) An owner cannot allow a family or friend's vehicle to remain parked in a Ravenswood parking lot (in a guest/visitor parking space or assigned parking space) if that vehicle owner is not living full time in the unit.
- 7) Due to limited parking, no unit can have more than two vehicles occupying parking spaces in Ravenswood lots (assigned spaces and guest spaces) at any one time, including motorcycles and scooters.
- 8) Guest/Visitor spaces are first come, first serve. No resident can take possession of any one guest space as their own.
- 9) Guest/Visitor parking spaces in the large Ravenswood lot are marked as guest space with a yellow concrete edge. When those are filled, due to limited parking space, additional vehicles must be parked on the street. For any unit that has more than one vehicle with more than one household occupant who drive them, the second vehicle may use a guest spot occasionally as long as it is moved on a daily basis and that unit's assigned space is not being used to store any vehicle. If one occupant, has more than one vehicle, they need to park the second vehicle on the street. The intent of guest spaces is for visitors to be able to use the Ravenswood parking lot.
- 10) Vehicles may not be backed into parking spaces unless license plates and tags are visible.
- 11) Absolutely no repair or cleaning of vehicles is permitted in Ravenswood parking lots.
- 12) Vehicles that leak oil or any type of fuel are not permitted to park in Ravenswood parking lots.
- 13) Noisy vehicles are prohibited.
- 14) The Association assumes no liability or responsibility for any damage or theft that may occur to vehicles parked in the Ravenswood lots.
- 15) Any parking space can only occupy one motorcycle at a time.
- 16) No commercial vehicles (larger than a standard pickup truck or van) or trailers or boats are allowed to be parked in the Ravenswood parking lot; they must be parked on the street.
- 17) Oversize vehicles, boat trailers, hauling trailers, boats or accessories thereto and self-contained motorized recreational vehicles are prohibited in the Ravenswood Parking Lots.
- 18) No vehicle shall be parked so as to impede entrance/exit to any Ravenswood building breezeway or entrance to the courtyard, signified with diagonal striping.
- 19) No vehicle of any kind shall be parked on any sidewalk or landing.

- 20) No vehicle shall park in the marked area in front of the north building's gas meters where the striping and "no parking" sign exists.
- 21) No vehicle shall park on the gray concrete area in front of the trash dumpster.
- 22) No vehicle shall hamper or impede access to any resident's parking space.
- 23) Vehicles parked in violation of the above Ravenswood rules will be towed at the owner's expense.
- 24) The above restrictions shall not apply to commercial vehicles or trucks temporarily located within the complex, which are necessary for maintenance or construction in the complex and are hired by the HOA.
- 25) Skateboarding on any part of the complex is prohibited. This applies to sidewalks, driveways, and parking lots.
- 26) No door to door or car soliciting of handbills is permitted. Violators will be subject to trespassing arrest.

Nuisance Tenancy or Ownership will not be tolerated. This is where the use of property causes damage to others or interferes with their enjoyment of their own property. If this occurs and persists, problem behavior will be brought to the attention of the Ravenswood Homeowner Association Attorney. Any fees regarding actions (letters, filings, etc.) by the Association Attorney to the owner or tenant in disregard of the above Ravenswood House Rules will be assessed and payable by the owner or tenant causing the nuisance.

It is hoped that all residents will be considerate and assist in the quiet enjoyment of the property at Ravenswood Homes.

- Updated 3/2026