

# Kahler Glen Condominium Association

## Rules and Recommendations

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- **No Smoking Policy**

- Smoking is prohibited within a distance of twenty-five feet from entrances, exits, windows that open, balconies, patios and decks.
- All owners are responsible for the notification of the No Smoking Policy to guests, renters or any other person residing within or visiting their condo.
- Unit owners are responsible for the compliance of this policy by persons residing within or visiting their unit.
- Any owner who sells a unit must disclose to all buyers and real estate agents that smoking is prohibited in the above listed common and limited common areas.
- Enforcement and Fines:
  - For the first violation a verbal or written warning will be issued by the Board or a Board member. For subsequent violations a fine of \$50 will be imposed.

- **Preventative Maintenance**

- Condos need to be checked regularly throughout the year (minimum of twice monthly is recommended) for leaks, furnace failure, etc.
- Heat must be always on in the winter to prevent frozen pipes; 55-60 degree minimum thermostat setting is advised. Open cupboard doors under sinks when you leave in the winter. If your heat is off in the winter and a pipe breaks or other problems occur because of it, our insurance policy will not cover the damage.
- In the summer months the temperature should be maintained at over 72 degrees when the thermostat is set to 'cool'.
- Your heating and A/C system should be checked regularly by a professional (twice yearly is recommended).
- Be kind to the septic system. Do not use powder detergents or bleach in dishwashers or clothes washers. We advise that you do not use your garbage disposal. And please flush only biodegradables.

- **Bird Feeders**

- Due to past rodent infestations, seed feeders are not allowed.
- Hummingbird feeders, however, are permitted.

- **Real Estate Signs**

- Signs may not be screwed or nailed into the building
- A maximum of 2 signs are permitted per building
- Signs on the carport side must be in the ground or hung over the unit's storage door with a temporary (no screw) type hanger
- Signs facing the golf course are only allowed in unit window
- Brochure containers should be attached to sign, if used
- Signs may not block the entrance to carports or units
- Signs screwed or nailed to the building will be removed and any expense to caulk and repair damage will be billed to the owner
- Please advise your realtor of these guidelines

- **Other**

- Please break down your boxes and use the recycle bins appropriately. See bin for recyclable items.

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- Dogs are required to be on a leash and under owner's supervision at all times and are not allowed on the golf course or ski trails. Persistent barking, either inside a condo or outside, is a nuisance to your neighbors. Please attend to your dogs at all times and keep them quiet. Also, dog droppings should always be picked up and disposed of appropriately.
- Please avoid light pollution. Turn off your deck light in the evening when not in use and do not hang additional lighting on your deck (small holiday light displays are OK).
- Make sure you have appropriate condo insurance. You may be responsible for the Condominium Association deductible (\$10,000) if there is a condo association claim involving your unit, so you need coverage for this.
- Major remodel plans require board approval.
- When you finish using a spa, please replace the cover.
- Please observe "Quiet hours" between 10 PM and 8 AM.

**Enjoy your home here at Kahler Glen and help others enjoy theirs by your responsible, neighborly actions.**

**Thank you!**