

Forest Knoll Association Rules and Regulations

Forest Knoll Association provides a high-quality environment for its residents. The Board of Directors ("Board") is responsible for assuring that our homes and common areas are maintained to enrich our lifestyles and preserve our property values. Each association member is responsible for compliance with the Rules and Regulations by themselves, their family, tenant(s), and guests.

Rules and Regulations

Rule #1

The units shall be occupied and used only for residential purposes. Only owners, their families, guests, and tenants may occupy and use the units. No business shall be permitted in the units unless approved by the Board. Units shall not be used in a manner that is illegal under Federal, State, or local laws.

Rule #2

No owner, tenant(s), or guest may obstruct the Common Elements (defined in the Forest Knoll Declaration). No item can be stored on the Common Elements without the Board's prior written consent at least 48 hours in advance. Items in violation will be removed at the owner's expense. No owner, tenant(s), or guest may keep or store any trailers or recreational equipment, including, but not limited to, camper trailers, pick-up campers, motorized self-propelled motor homes, boats or boat trailers, snowmobiles, Jet Skis, or ATV's on any portion of the Common Elements.

Rule #3

Owners, tenant(s), and guests may not cause or permit anything to be placed on the outside walls of the buildings. No one may install anything that changes the landscape, structure, or weight-bearing of a building.

- 1.) No item (including, but not limited to: signs, awnings, canopies, shutters, plantings) may be affixed to the exterior of the unit or on the Common Elements without the Board's written consent.
- 2.) Physically altering or changing the appearance of one's unit that disrupts the consistency and aesthetic view of the community (including, but not limited to painting elements of the exterior, installing lighting, removing landscaping) is not allowed without the Board's written consent.
- 3.) Satellite dishes may be affixed to the unit's roof, provided any damage caused by the installation or use is the owner's responsibility. Before installation, the owner must contact Paramark to obtain and sign a required form.
- 4.) Storm doors are acceptable provided they are white and full glass, which eliminates the kickboard, and any damage caused by the installation or use is the owner's responsibility. Before installation, the owner must contact Paramark to obtain and sign a required form.
- 5.) Decoration of the exterior of the units may not exceed 10 items. Porch decorations may include but are not limited to: flower displays, ceramic items, flags, and yard signs.

Failure to abide by this request will result in a letter from the association asking you to remove your yard decorations. This rule is in place to maintain consistency in decoration and aesthetic views throughout the neighborhood.

- 6.) No one may install clotheslines or hang clothes, sheets, blankets, laundry, or other similar items on any part of the Common Elements.
- 7.) No "For Sale" or "For Rent" signs, advertising, or other displays shall be maintained or permitted on any part of the Common Elements unless the Board provides written consent. However, signs may be displayed from inside the homeowner's residence.
- 8.) Nothing shall be constructed, altered, disturbed, or removed from the Common Elements without the prior written consent of the Board.

Rule #4

No person may do, install, or keep anything in any unit or on the Common Elements that will increase the insurance rate for the Forest Knoll Community without the Board's prior written consent. No owner shall permit anything to be done to or kept in their unit or on Common Elements that could result in the cancellation of insurance for Forest Knoll Community.

Rule #5

Pet owners shall assume full responsibility for nuisances, personal injuries, or property damage caused by their pet or their guest's pet. We strongly suggest that any pet owner carry personal liability insurance and/or pet liability insurance to protect their accumulated wealth and assets.

- 1.) Pet owners must properly dispose of their pet's waste.
- 2.) Pets must be on a leash and in total control by their owner when outside the unit. However, pet owners may have their pets off-leash in control by their owner while exercising in common areas of the property.
- 3.) Pets must be licensed and tagged following state and local laws.
- 4.) The Board requires notification of dog ownership as the Board requires a \$5/month fee.
- 5.) Failure to notify the Board of dog ownership within 30 days of pet acquisition will result in a \$60 fine in addition to the monthly charge.
- 6.) Pets are not to be leashed to fencing, support posts, or trees as they can cause property damage.
- 7.) If an owner's pet is found to have caused damage to the grounds and/or shrubs, the Board reserves the right to charge the owner for repairs/replacements.

Rule #6

No noxious or offensive activity shall be permitted in any unit or on the Common Elements. Nothing shall be done willfully or negligently, which may be a nuisance to the other homeowners. Each resident should make every effort to minimize noise intrusion in any form from 10 p.m. to 6 a.m.

Rule #7

- 1.) At all times, homeowners shall park their vehicles ONLY in their garage or driveway. Other parking areas are designated for visitor parking only.
- 2.) No parking is allowed by homeowners or their guests on any street, as ALL streets are designated fire lanes. All parked vehicles must allow enough space for passenger vehicles and emergency vehicles to access each residence without delay. Vehicles parked in fire lanes are subject at any time to towing, ticketing, or fines as based on City of Rochester regulations.
- 3.) No vehicle shall remain parked in designated visitor parking areas for more than one (1) week or said vehicle will be considered abandoned.
- 4.) Any parking violations brought to the Board's attention will result in a written notification for the first offense. Following a parking violation notice, the vehicle in violation must be moved within twenty-four (24) hours. The second notice for a parking violation will result in the issuance of a \$50 fine that will double in amount with each subsequent offense and may result in the Board having the vehicle towed at the owner's expense.

Rule #8

Trash containers (including recycling containers) should be stored as quickly as possible after trash is picked up. Trash cans should be stored out of sight when not at the curb awaiting pickup.

Rule #9

Solicitation is prohibited (including but not limited to commercial, religious, political, and educational outreach).

Rule #10

Any damage to landscaping on the Common Elements caused by an owner, tenant(s), or guests that results in an additional cost to Forest Knoll Association may be assessed to that homeowner.

Rule #11

Association dues are to be paid in full by the first business day of every month via electronic funds transfer. Effective November 1, 2009, the Association will assess a late fee of \$25 if dues are not paid in full within 30 days of the due date. An NSF charge of \$25 will also be assessed for insufficient funds.

Rule #12

Homeowners must maintain a temperature of at least 50 degrees Fahrenheit in their homes during the winter months and when the unit is unoccupied. Failure to do so will result in the owner being responsible for any damages that may occur.

Rule #13

Only homeowners who purchased their homes before June 25th, 2012, can lease their properties based on the Amendment to the Declaration.

When a homeowner chooses to rent out their unit, the Association requires the following: (1) the home be rented for a minimum of six months at a time; (2) the owner and the tenant have a written lease agreement, which obligates the tenant(s) to comply with the Association adopted rules and regulations, Declaration and Bylaws; (3) a copy of the lease agreement and contact information of the tenant is filed with the property management representative seven (7) days before the start of the lease term. The Association strongly recommends that homeowners complete a national and local criminal background check.

Criminal background checks can be performed by companies that specialize in this service. Located in the Twin Cities, three companies can perform a national and local check to ensure renters do not have a criminal background that would put the community at risk.

The three criminal background check companies are: MCC – 800-328-6205 (Eden Prairie, MN)
ASP – 952-925-9592 (Edina, MN)
Rental Research – 800-328-0333 (Minnetonka, MN)

Rule #14

No owner, tenant(s), or guest may keep or store any portable fire pits/portable gas fireplaces on any portion of the Common Elements. Should an owner elect to use a portable fire pit or gas fireplace, it must be placed at least 15 feet away from any structure when in use and shall be stored in the owner's garage after use. Fire pits shall be used to burn wood only. If damage should occur to the Common Elements the homeowner will be responsible for paying for any damage repair.

Rule #15

To ensure efficient and affordable communication, your board now requires that you submit an email address for at least one homeowner. Please send your email address to our property manager at Infinity Management Group if you haven't already done so. Please send the email directly to our Property Manager Randy Klein at randy@infinityofrochester.com

Please include "Forest Knoll" and your townhome address in the subject line. Your email will be used strictly for association business and will not be shared for any reason.

Rule #16

Vehicles traveling within the property shall not exceed a speed of greater than 10 mph. Shall the Board receive multiple complaints regarding one person, the Board reserves the right to issue a fine based on the violation of rules.

Rule #17

Owners will not confront vendors and contractors. Anytime a vendor/contractor is confronted, treated in a physically aggressive way, or is the recipient of verbally abusive behaviors, the homeowner will be subject to an immediate fine by the Board. The fine will start at \$250 and double with each violation after that. If a problem arises with a contractor or vendor, the Board asks owners to contact the Property Manager immediately to take care of the issue.

Violations

Any violations brought to the Board's attention for rules #2, #3, #6, #14, and #16 will result in a written notification for the first two offenses followed by a monetary fine for the third and subsequent offenses. The first monetary fine assessed will be a \$50.00 fine, the second a \$100.00 fine, and the third a \$200.00 fine. The Board will review any further violations to determine appropriate homeowner responsibility. Violations of rules not mentioned above are subject to corrective action and fines as expressed following the guidance of that specific rule.

Homeowners in violation of any rule not specifically outlined in the above paragraph will be notified in writing and provided no longer than thirty (30) days to come into compliance unless otherwise noted. Failure to come into compliance may result in a monetary fine until such time as the Homeowners come into compliance and notifies the Board in writing of such compliance.

Fines

Any fine must be paid within thirty (30) days. A \$50.00 fee will be assessed for payments not made on fines within thirty (30) days of owner notification.

Late Fees

If you receive a damage-related or miscellaneous charge, it must be paid within thirty (30) days. A past-due notice will be sent sixty (60) days after a charge is applied to your account. All past due amounts over ninety (90) days for fines, damage, or miscellaneous expenses will be assessed a late fee of 10% of the total amount owed, and it will be applied monthly until it is paid in full.

Contacts

Homeowners who have any questions or concerns regarding contact received from the Association Board following a rule violation should contact the Board members.

Contacts for the Forest Knoll Association Board can be made via email at forestknoll08@gmail.com; individual Board contacts can be found on the Forest Knoll website: www.forestknollrochester.com or by contacting the Association property management at Infinity Management Group 507-550-1052.

The Board reserves the right to amend the Rules at any time.