

CARRIAGE COURTS CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
Revised May 23, 2026

In order to maintain the value of our investment in each of our units, as well as to provide a peaceful and attractive environment, it is important to have Rules and Regulations governing the use of the common areas. Any violations of these Rules and Regulations are subject to an automatic \$50 fine, which will increase by an additional \$25 if the violation is not corrected in the proposed amount of time. No notices or warnings, other than this notice, will be issued prior to fines being imposed on the Owner of the unit.

AUTHORIZATION

1. These Rules and Regulations are authorized under Article V, Paragraph 5.3
2. (Sub-Paragraphs b & c) of the By-Laws of The Carriage Courts Condominium Association.

APPLICABILITY

1. These Rules and Regulations apply to all Owners, occupants, tenants and guests. To the extent that an occupant, tenant or guest commits an infraction of any Rule or Regulation, the Owner shall be responsible. Owners are required to ensure that all persons occupying, using or visiting their unit are familiar with the Rules and Regulations.
2. In these Rules and Regulations, reference to an Owner shall also mean and include occupants, tenants and guests. It is required that a permanent copy of these Rules and Regulations be placed in each leased unit.
3. All of the outdoor areas, as well as the exteriors of all buildings, should not be modified without the express written consent of the Board of Directors.

USE OF PREMISES

1. No unit Owner shall lease his or her unit for a period of less than one year; no subdividing and lessee must be at least 21 years old.
2. Prior to renting or leasing any unit, the Owner shall inform the Board of Directors of the identity of the lessee, the period of the lease, and the lessee's contact information. Background checks are encouraged.
3. Occupancy capacity is limited to four (4) people in a 2-bedroom unit; six (6) people in a 3-bedroom unit.
4. Any Owner leasing his or her property shall be responsible for his or her lessee's infraction of these rules as well as for any damage caused by the lessee to any of the common properties.
5. No public sales of any kind, including garage sales, yard sales, auctions, etc., without the express written consent of the Board of Directors. The Association is not responsible for any damages or injuries that may occur during any such event. Parking on City Streets or designated areas only.

6. NOTE: the swimming pool and open field to the west of the pool are not owned by Carriage Courts. NO Trespassing.

VEHICLES, TRAFFIC AND PARKING

Parking lots are for Carriage Courts residents only; all others should park on the street.

1. The speed limit within the condominium property is 5 miles per hour. The speed limit for city streets is posted. Please exercise caution.
2. Garage doors are to remain closed - except when entering or exiting.
3. No boats, trailers, semis or commercial vehicles of any type shall be parked or stored on the condominium property. Unlicensed or derelict vehicles are not to be parked on or within condominium property.
4. No vehicle maintenance shall be performed on the condominium property or garages; this includes oil changes or mechanical repairs.
5. To facilitate snow removal, vehicles need to be moved from parking spaces in inclement weather.
6. Except for Board authorized maintenance, no vehicles, including bicycles, sleds, etc. shall be driven on or across lawns, mulched areas or sidewalks.
7. Vehicles should be parked only in the designated areas for each unit. Blocking access to another unit's parking area/garage/sidewalk is prohibited.
8. Motorcycles or other similar vehicles shall not be operated within the Property except for the purpose of transportation directly to or from a parking space.

TRASH & REFUSE DISPOSAL

1. All trash or refuse must be disposed of by placing in trash bags, tied and placed in dumpsters. Cigarettes are to be disposed of in a safe manner - not on the ground.
2. Under no circumstances are Owners, tenants, occupants, or guests allowed to use the dumpsters to dispose of waste generated outside of the complex.
3. With the exception of special city trash collections, no trash, refuse or other discarded items shall be left on, beside, behind or on the ground near the dumpsters.
4. Large items which cannot be placed in the dumpsters shall be taken to the Washington dump. Unit Owners will be billed for any refuse that has to be removed by Association personnel.
5. Personal property must be stored in the unit's marked storage area. Storing items in garages or complex storage areas is not allowed

SECURITY

1. Owners and tenants should be alert to any vandalism and report any evidence of same to the Board of Directors. Please include the date, time, offending party, nature of the complaint and incident number if police were called.
2. Owners or tenants shall not permit unreasonable noise to be generated in or around their unit. Loud radios, TV's, musical instruments, horn honking,

barking dogs and parties could be classified as unreasonable noise. Please be considerate of your neighbors. Quiet time is from 11PM – 7:00AM.

3. Owners or tenants are encouraged to CALL THE POLICE (EMERGENCY #911 or non-emergency 636-390-1050) if they witness an ongoing act of vandalism, if peace disturbance issues cannot be resolved or if you are witness to any illegal activity.
4. Security doorbells are permitted at the unit door. If an owner or tenant wish to install wireless security cameras in a Common Area (garage/hallway), please contact the Board with desired location and type of system for approval. The Owner/Tenant is responsible for all costs and must follow all city, state and county privacy laws.

COMMON AREAS

1. No laundry, beach towels, wearing apparel or any other articles shall be hung on, around, or within the confines of any deck of any unit.
2. Satellite dishes are acceptable within the confines of a deck only and require Board approval.
3. BBQ pits, bicycles, carriages and other toys/items shall not be left unattended outside of any unit. Gas grills no less than 10 feet and Charcoal grills no less than 25 feet from buildings. Designated courtyard areas are recommended.
4. No garbage or refuse shall be placed in hallways outside of any unit or garage storage area.
5. Smoking is not allowed in common garages or hallways; cigarettes are to be disposed of in a safe manner - not on the ground as litter. The Executive Board shall have the right to determine if any noise, odor or activity constitutes a nuisance.
6. Except for appropriate thematic events or holidays, units shall not be decorated. Decorations should be removed in a timely manner. The mounting of signs, plaques or other identifying material has to be approved by the Board.
7. Real Estate Sale signs and signs of any kind are not allowed without written permission from the Board.
8. Materials or objects of personal property shall not be stored behind or around buildings, in common garages or parking areas. All items must be stored within the individual storage area provided for each unit.
9. The use of rollerblades, skates or skate boards is not permitted within the Carriage Courts complex.
10. Hazardous waste or flammable liquids shall not be stored in storage or common areas.
11. Personal appliances are not allowed in storage areas.
12. Use of archery, firearms of any kind, including pellet/BB/air soft guns, etc. is strictly prohibited.

PETS

1. Exceptions can be made by petition to the Board, however only one pet is allowed per unit (dog, cat or bird). Wild or exotic animals (snakes, lizards, etc.) are not permitted. Dogs that are considered dangerous breeds or that have dangerous reputations are not allowed.
2. It is strongly recommended that Owners who are landlords, require their tenants to have an HO4 policy which will include, for the tenant, personal liability for any damages or injuries caused by their pets.
3. No pet may be fed, housed or kenneled outside a unit or building.
4. Owners shall not allow pets to roam free outside of their unit at any time. All pets outside of units are required to be restrained by a leash not exceeding six (6) feet in length, and must be under the control of a responsible, competent, and physically capable person at all times.
5. Pet Owners are required to immediately clean up after their pets and dispose properly of pet waste.

FINES & CHARGES

1. The Board of Directors has the authority to assess and levy fines for violations of these Rules and Regulations and will do so in the case of unreasonable or continuing violations. If the Owner fails to correct the violation, the Association has the option to correct the problem and assess the owner for any and all costs incurred. This could include placing a lien on the unit for the purpose of collection.
2. If the perpetrators of damages within common areas of a building cannot be determined, the Board has the authority to repair the damage and pro-rate the cost to all affected building Owners.
3. When Washington City Code violations or updates occur, the Board has the authority to effect such changes and pro-rate the cost to the building Owners.

NOTICES

Owners may communicate in writing with the Board of Directors by addressing letters to our PO Box 29 or email info@carriageects.com

These Rules and Regulations are reasonable and are put in place for the welfare and protection of all Owners and occupants. It is required that a permanent copy of these Rules and Regulations be placed in each unit. Additional copies may be obtained at www.carriageects.com

CONTACT INFORMATION

Unit #: _____ Date: _____

Owner Name: _____

Phone #: _____

Email: _____ **(Required)**

Lessee Name(s): _____

Phone #: _____ Lease expires: _____

Email: _____ Number of Adults: _____ Number of children: _____

Do you have a pet? Yes | No

Pet Type: _____ Color: _____ Name: _____

_____ Yes, I/We have received and will abide by the Carriage Courts Rules & Regulations.

Signature(s)

Date: _____

Management Company:

(if applicable)

Contact:

Phone #: _____

Email: _____ **(Required)**

Email or Mail to:

CCHOA
PO Box 29
Washington, MO 63090