

**PARK PLACE CONDOMINIUMS REVISED RULES AND REGULATIONS
AUGUST 2012**

COMPLIANCE WITH RULES AND REGULATIONS

- 1a. The board of directors of Park Place Condominiums is empowered to enforce the Rules and Regulations as provided in the Bylaws.
- 1b. Owners who violate these rules and regulations are subject to sanctions and fines in accordance with Article IX of the Amended Bylaws of Park Place Condominium Association, Inc. A first offense will result in a letter requesting compliance. If the situation is not remedied, a fine will be imposed. If the fine is not paid, a lien will be placed on the owner's property, and interest and fees will be assessed.

OWNERS AND TENANTS

- 2a. At the time of a sales closing, the management company shall supply a copy of the current declaration, bylaws and rules and regulations to the parties involved in the sales transaction. It is the duty of the new owners to read and familiarize themselves with said documents.
- 2b. Owners are responsible for the actions of tenants and guests and are subject to sanctions and fines on their behalf. When renting a unit, a copy of the bylaws and rules and regulations shall be posted or provided by the owner to the renter in a visible place within the unit.
- 2c. Each owner and tenant shall provide a current telephone number for the board of directors who will maintain confidentiality and use only in the case of emergency.
- 2d. Each owner and tenant shall provide his/her locker number to the board of directors for use in case of emergency. (Pipes are located in locker areas.)
- 2e. No resident or guest shall appear in any common area in a state of intoxication.

NOISE AND RIGHTS OF OTHERS

- 3a. All noise will be kept to levels that are not disturbing to neighboring units.
- 3b. No owner or tenant shall do or permit anything to be done in a Park Place unit or the common areas and facilities on the property by himself, his family, guests or visitors that will interfere with the rights, comfort or convenience of other owners or occupants.
- 3c. Pool parties shall end by 10 p.m.

SMOKING, COMBUSTIBLE MATERIALS AND FIREPLACES

- 4a. No smoking is allowed in common areas inside buildings such as basements, including lockers and hallways.
- 4b. No combustible materials that may increase fire or casualty hazard may be stored in units or lockers.
- 4c. Fireplaces shall be inspected every three years as mandated by the Overland Park city code at each owner's cost.
- 4d. Outdoor grilling with an open flame on patios or decks is prohibited except on the patio where the owner has requested and received permission from the board of directors and installed a firewall barrier around the barbeque grill. The firewall construction must be visibly inspected and approved by the Fire Department before use. (Overland Park fire code)

VEHICLES AND PARKING

- 5a. No vehicles shall be parked at any place on the condominium property except in the spaces provided. Parking of trailers, boats and other recreational equipment is prohibited.
- 5b. All vehicles in the parking lots must be operable and be currently licensed.
- 5c. Only one vehicle per permanent resident is permitted in the parking lots at any time.
- 5d. Visitors vehicles shall be parked in non-carport spaces.
- 5e. No parking in front of any steps or in the fire lane unless loading or unloading.
- 5f. Vehicles having advertising or promotional materials displayed shall be prohibited from parking in the parking lots (unless it is someone performing a service for a short period of time).

BUILDING STRUCTURES, COMMON AREAS, GROUNDS, AND SIGNAGE

- 6a. Each owner shall be responsible for and pay for any repair of damage caused from stoppage in the plumbing facilities due to depositing improper waste or any foreign substance therein or from misuse or neglect, to be determined by a licensed plumber.
- 6b. Owner must submit an Architectural Control Request (ACR) to the board of directors and obtain consent before making structural alterations or modifications to his unit.

- 6d. Trash shall not accumulate and be left on patios, balconies or common areas.
- 6e. Occupants shall not allow articles of any kind to remain in the common area and facilities except for short periods incidental to moving items in or out of a building or cleaning and rearranging lockers.
- 6f. No laundry, swimwear, towels, rugs, etc. may be hung so as to be visible from the outside of a unit.
- 6g. No signs, ads, or solicitations are permitted in buildings or on the condominium property without prior consent of the board of directors. All signs must meet board approval before they are placed on the property. The board reserves the right to remove any unapproved signs.
- 6h. No garage or estate sales will be permitted unless board sponsored.
- 6i. No bicycles, lawn chairs or similar personal articles shall be permitted to remain on common property except when in use.
- 6j. There shall be no feeding of birds or wild animals of any kind. No type of food may be left on patios or decks for animals.

PETS

- 7a. Each household is limited to a total of two pets. The combined weight of the two pets shall not exceed a total of 30 pounds. Owners shall abide by Overland Park leash ordinance.
- 7b. Dogs must be taken off Park Place property for purposes of excretion and their feces must be bagged and properly disposed of in accordance with Overland Park city ordinance. Indoor litter boxes must be maintained so as not to produce noticeable odor.

The association may, in accordance with the bylaws, alter, amend, revoke or add to these rules and regulations for the preservation of safety and order in the condominium, for its care and cleanliness, or for protection of the reputation thereof. When notice of any such alteration, amendment, revocation, or addition is given to any owner, it shall have the same force and effect as if originally made a part of these rules and regulations.

APPROVED BY PARK PLACE BOARD OF DIRECTORS ON THIS DATE: 8/16/12