

EL DORADO WAY CONDOMINIUM ASSOCIATION

Rules and Regulations

RULES ACKNOWLEDGMENT OF OWNER/TENANT FOR UNIT NO. _____

Owner Responsibility and Accountability:

Owners are completely and solely responsible and accountable for informing and educating themselves, their family members, tenants, lessees, guests, individual unit property managers/realtors, employees and any other representatives or parties with as to all condominium Rules and Regulations (sometimes referred to as the "rules"), and as to all of the Association's other governing documents. Each owner is responsible for their tenants, and any guests or visitors associated with the unit. Each tenant is responsible for their guests or visitors associated with the unit. **Owners and tenants are jointly and severally responsible for fines for non-compliance, and for payment of compliance costs (including attorneys' fees) and the cost of repairs which are assessed to the unit in accordance with applicable rules or other governing documents. Everyone on Association property is required to adhere to the Association's rules and other governing documents.**

Acknowledgment of the "No Tolerance Policy":

Except in case of an emergency, owners and tenants will be given written notice of violations and notice of any fines regarding same, and will be requested to voluntarily cure the violations. If not cured in accordance with the notice(s), the property manager will send the attorney for the Association a request to take enforcement action. Legal action to correct the violation(s) will include certified and uncertified demand letters. The filing of an injunction lawsuit may follow. Except in case of an emergency, a minimum ten day grace period will be allowed to cure a violation and avoid a fine unless the unit owner has been given notice and opportunity to cure a similar violation within the preceding twelve months in which case demand for immediate cure and immediate imposition of a fine may be made. **In addition to fines, violating owners and tenants are responsible for payment of all compliance costs, including attorneys fees, incurred regarding violations which in many cases will approach, and in some cases will substantially exceed, \$3,500.00.**

Acknowledgment of the Rules and Regulations:

All owners and tenants must sign a copy of this acknowledgment form regarding the Rules and Regulations and return the signed acknowledgment to the Association management company or on-site manager's office. This signed form must be submitted to the Association's management company or on-site manager's office no later than thirty (30) days from the date of the closing on the sale of a unit or thirty (30) days from the start date of a lease. Failure to submit the signed form will result in a \$75.00 fine as to each Association violation notice that is required to obtain compliance.

I/We (print name or names), _____ am/are the ☐ owner(s) ☐ tenant(s) (check the correct box) of the above Unit. **I (whether one or more) hereby acknowledge (i) that I have received a copy of the Regulations and Regulations for El Dorado Way Condominiums, (ii) that I have read and understand my responsibility and accountability as to, and that I am required to adhere to the said Rules and Regulations, and all of the Association's other governing documents, and (iii) that I may be fined for any violations and/or subject to any other enforcement procedures as provided in the rules or other governing documents.**

Signature: _____

Signed: ____/____/____

Signature: _____
(Co-Owner or Co-Tenant, as applicable)

Signed: ____/____/____