

Charron Circle Condominium Association Rules

By-Laws: Article III, Section 1: Board of Directors shall have the power from time to time to adopt any Rules deemed necessary for the enjoyment of the Condominium provided that such Rules shall not be in conflict with the Condominium Act, the Declaration, or these Bylaws.

CURRENT RULES ADOPTED BY THE BOARD OF DIRECTORS

RULE #1 - Adopted January 2022 AND REPLACED BY RULE #3 February 2025

RULE #2 - Adopted February 2025

- All Rules that are in effect will be attached to the By-laws when provided to prospective purchasers of units. Unit owners will be notified whenever a new rule is adopted.

RULE #2 - Adopted February 2025 and amended September 2025

- When prospective purchasers of Units request a copy of the By-laws, it should be provided by the Board Clerk, along with the Declaration, all amendments to the Declaration or the By-laws, a list of all Rules that are currently in effect, and a general introduction to condos/summary document. The same shall be provided to all new purchasers. Unit owners must be notified by the Board whenever a new Rule is adopted or an existing Rule is amended.

RULE #3 – Adopted February 2025 (Replaced Rule #1) and amended September 2025

- Unit owners must get Board approval before making any changes/improvements to the exterior of their property, including changes to the limited common area around their units (plantings, driveways, etc.). Board approval for changes in the Limited Common Area reclassifies that area to become part of the Building Envelope, shifting responsibility for maintaining that area to the unit owner. In the event a current owner sells their property, it is the owner's responsibility to make the new owner aware that they will be responsible for maintaining the approved change. Should it not be properly maintained at any point in time, the Board of Directors has the right to have it maintained by the Condo Association vendor responsible for the overall condo community. Should the Board be required to step in, any cost associated with maintaining the changed area will be assessed to the unit owner.
- Neither the Condo Association nor its vendors will be held responsible for any damage to improved/changed areas that may occur as vendors perform their tasks for the overall community (winter plowing and summer grass cutting). In no circumstances will the Condo Association or its vendors be responsible for repair/replacement of any plantings or improvements/changes.

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RULE #4 - Adopted February 2025

- Per Article V.9.(b), garbage bins/barrels should be stored in the garage, under the stairs, under the deck, or against the side wall of the unit except for the night before and the day of expected pickup.

RULE #5 - Adopted February 2025

- Per Article V.9.(l), short-term rental of units (AirBnB, Vrbo, etc.) is not permitted.

RULE #6 - Adopted September 2025

- Per Article V.9., the following exterior changes have Board approval by default: staining or painting of decks, painting of doors, and adding or replacing storm doors. Interior structural changes that do not affect the exterior appearance have Board approval by default.

CONDO THINGS TO KNOW:

Especially if you're new to condos, these definitions should help you understand the way they function.

WHAT IS THE "BUILDING ENVELOPE"?

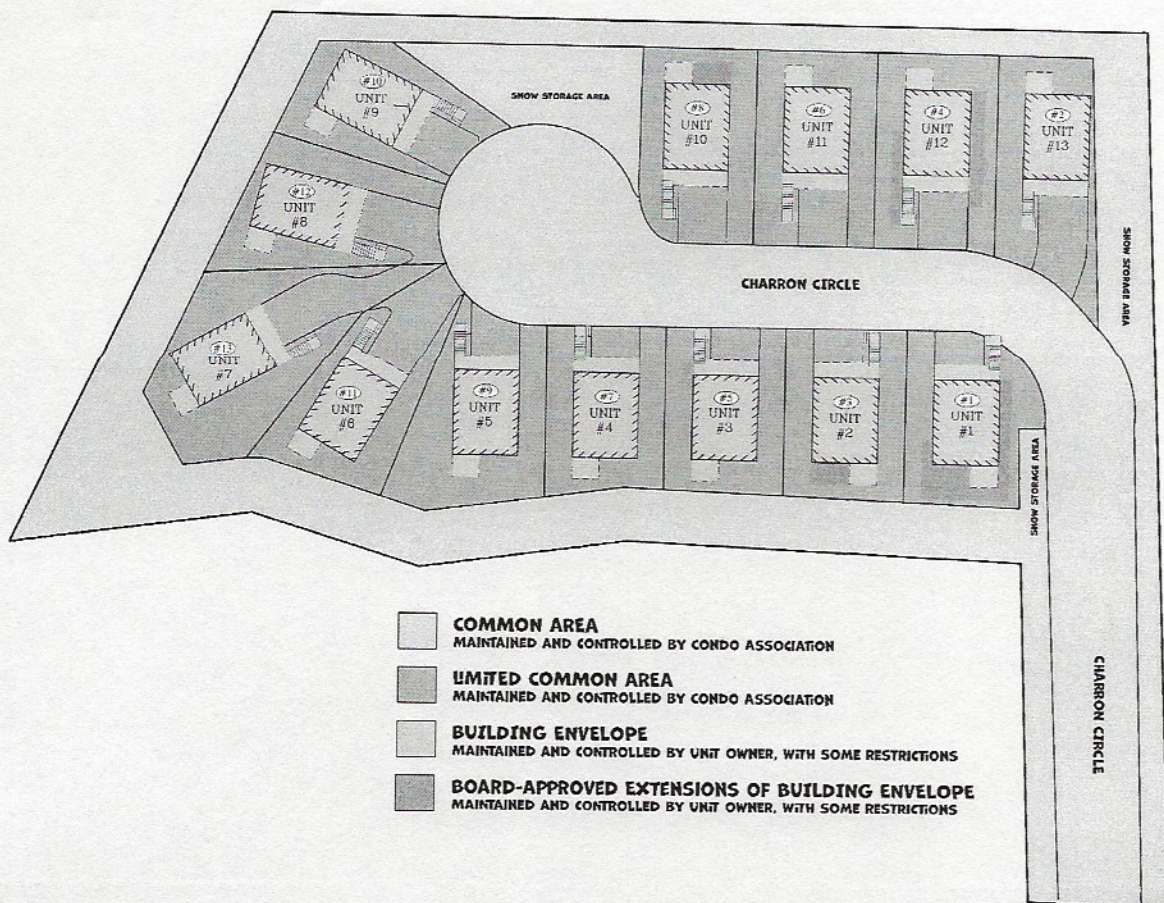
The Building Envelope is the boundary of your unit, as shown on the plan below. The Building Envelope extends indefinitely above and below the boundaries, so it includes the area above and below your porch, deck, outside stairs, and patio [per Declaration, 3.(d)(iii)]. The Building Envelope is what you own individually and what you are individually responsible for maintaining.

WHAT IS THE "COMMON AREA"?

The Common Area is everything else in the development, outside of the Building Envelopes. The Common Area is owned and controlled by all owners (via our Condo Association).

WHAT IS THE "LIMITED COMMON AREA"?

The Limited Common Area is a subsection of the Common Area, which includes driveways and the property surrounding each unit. It is owned and controlled by all owners (via our Condo Association). Its USE is LIMITED to the owners of the unit it surrounds. Think of it as a space that is available for your exclusive use, but it is NOT "your yard."



RULES HIGHLIGHTS / CLARIFICATIONS / BOARD INTERPRETATIONS

The Board is responsible for enforcing the Bylaws and Rules as they exist, whether we like them or not. All owners accepted these rules as part of their purchases. Bylaws can be changed, with approval of 67% of the owners and some legal costs. Rules can be added to enhance, soften, or create certain exceptions to the Bylaws (without contradicting them) by a majority vote of the Board. If you have ideas for making the Bylaws/Rules better, consider joining the Board or talking to the Board members. In a small community like ours, it can be fairly simple to get a consensus, which is our goal. Having our rules reflect what our owners really want creates a more harmonious community.

We want owners to be aware of the rules, so we encourage owners to read the Bylaws. But suspecting that most people won't do that, the following highlights some of the most important issues and provides clarification about how they apply to our community. Please familiarize yourself with these to avoid unnecessary problems. The Board has the authority to undo any exterior changes to your unit (at the owner's expense) that did not receive the required advanced approval, and we hope to avoid ever having to do that.

ALL EXTERIOR CHANGES - INCLUDING TO THE BUILDING ENVELOPE - REQUIRE ADVANCED BOARD APPROVAL [Article V. Paragraph 8], except for the following, which have been allowed by Rule #6:

Staining or Painting Decks

Painting Exterior Doors

Adding or Replacing Storm Doors

INTERIOR STRUCTURAL CHANGES THAT DO NOT AFFECT THE EXTERIOR APPEARANCE ARE APPROVED BY DEFAULT, per Rule #6.

ALL EXTERIOR REPAIRS AND REPLACEMENTS SHALL BE SUBSTANTIALLY SIMILAR TO THE ORIGINAL CONSTRUCTION AND INSTALLATION, AND SHALL BE OF FIRST CLASS QUALITY. [Article V. Paragraph 6(c)]

No approval is needed for such repairs or replacements; however, if there is any doubt that your plan will be considered "substantially similar," approval should be requested before starting any work.

DECLARATION: 3.(h)(xiv). EXTERIOR LIGHTING.

CLARIFICATION: The Board interprets this to mean that installation of any exterior lighting on any Unit requires advanced approval by the Board. Alteration of the original exterior light fixtures is covered under the rules for repairs and replacement [Article V. Paragraph 6(c)], requiring no approval if it is "substantially similar."

BY-LAWS: ARTICLE II: 7. NOTICE OF MEETING

CLARIFICATION: The Board considers EMAIL NOTICE appropriate and sufficient. The Board considers first-class mail notice an unnecessary expense, less dependable, and less efficient. Our Annual Meeting will always be the evening of the THIRD TUESDAY IN JUNE. Put it on your calendar.

BY-LAWS: ARTICLE V: 9.(b). GARBAGE BINS

CLARIFICATION: Garbage bins/barrels should be stored in the garage, under the stairs, under the deck, or against the side wall of the unit except for the night before and the day of expected pickup.

BY-LAWS: ARTICLE V: 9.(g). ALTERATIONS TO COMMON AREA (including Limited Common Area)

CLARIFICATION: All alterations require approval of the Board. The Board will not approve requests for changes/improvements to or plantings in the Limited Common Area around each unit if it believes they might interfere with the ability of any Condo Association vendors to perform their services. The Board will not approve requests that would negate the ability of an adjoining unit's owners to make a similar change while still maintaining the necessary open space for vendors to perform their services.

BY-LAWS: ARTICLE V: 9.(m). PLAYGROUND EQUIPMENT

CLARIFICATION: The Board interprets this as pertinent only to full-sized equipment typically found at a playground/athletic field. Smaller portable equipment may be used as long as it is not permanently installed and storage of such is in garages, under stairs, under decks, or otherwise not in common area or limited use common area.

BY-LAWS: ARTICLE VIII. 4. LEASING YOUR UNIT

CLARIFICATION: Unit owners must inform the Board of Directors and get Board authorization before leasing or renting their unit. Without such notification, there would be no way to enforce the limit of no more than 3 units being rented. Owners are required to provide all Condo By-Laws and Rules to the renter/lessee. Short-term rental of units (AirBnB, Vrbo, etc.) is NOT permitted (per Rule #5).

BY-LAWS: ARTICLE V: 1.(d). FUNDING OUR RESERVES ACCOUNT

CLARIFICATION: The Board has agreed to move funds to the separate Reserves account(s) at the end of each year and/or when Reserves certificates of deposit mature and are ready for rollover. The Board believes this schedule is more beneficial and will result in greater interest earned.

BY-LAWS: ARTICLE V: 6.(a). MAINTENANCE AND REPAIR

CLARIFICATION: While the Board is fully responsible for snow removal, owners are within their rights to shovel the driveways to their units if they choose to do so.