Revised October 27, 2015

**AMENDED RULES AND REGULATIONS**

**OF**

**SHADOW RUN CONDOMINIUM PROPERTY REGIME**

1. No part of the Property shall be used for any purpose except housing and the common recreational purposes for which the Property was designed. Each unit shall be used as a single-family residence. Neither any portion nor all of any unit may be used as a professional office whether or not accessory to a residential use.
2. No industry business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise designed for profit or otherwise, shall be conducted, maintained or permitted on any part of the Property. Nor shall any unit be used or rented for transient, hotel or motel purposes. Garage sales are not permitted except when the Board of Directors selects a date for the whole Association to participate in a garage sale.
3. “For Sale” signs must be reasonably located in plain view of the public and must be of a reasonable dimension and design.
4. No dogs, cats, birds or other pets shall be kept, bred or maintained for any commercial purposes, and any pet kept in a unit causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property within thee (3) days after written notice by the Executive Board to the unit owner directing removal or said pet.
5. There shall be no obstruction of the general common elements nor shall anything be stored in the general common elements without prior consent of the Executive Board.
6. Nothing shall be altered or constructed in or removed from the general common or limited common elements except upon the written consent of the Executive Board.
7. Except in recreational or storage areas designated as such by the Executive Board there shall be no playing lounging or parking of baby carriages playpens bicycles, wagons, toys, vehicles, benches or chairs on any part of the general common elements except that limited common elements may be used for such purposes provided there is no obstruction of the general common elements.
8. Nothing shall be done in any unit or in, on or to the common or limited common elements which will impair the structural integrity of any building or which would structurally change any of the buildings.
9. Sprinkler systems are pre-set by the managing agent or their appointed attendant. Unit owners are not to change settings or turn off systems. In case of emergency contact the Board President or any other Board member or the managing agent.
10. Each unit owner shall be obligated to maintain and keep in good order and repair his own unit in accordance with the provisions of the Amended By-Laws.
11. Each unit owner shall keep his unit in a good state of preservation and cleanliness and shall not sweep or throw dirt or other substances into the limited common elements, common elements or the streets.
12. Nothing shall be done or kept in any unit in the limited common elements, or in the common elements which will increase the rate of insurance of any of the buildings, or contents thereof, applicable for residential use without the prior written consent of the Executive Board. No unit owner shall permit anything to be done or kept in his unit, or in the common or limited common elements, which will result in the cancellation of insurance of any of the buildings or contents thereof which would be in violation of any law. No unit owner may bring into or keep any inflammable or chemical or substance, except for normal household use.
13. Unit owners shall not cause or permit anything to be hung or displayed on the outside windows or placed on the outside walls or doors of a building (except for seasonal decorations). No sign, awning, canopy, shutter or radio or television antenna or a small satellite dish, shall be placed on any walls or doors, roof or any part thereof or exposed on or at any window without the prior consent of the Executive Board.
14. No clothes, sheets, blankets, laundry or any kind of other articles shall be hung out of a unit or exposed on any part of the common or limited common elements. The common or limited common elements shall be kept free and clear of all obstructions and unsightly materials.
15. Unit owners are responsible for personal plantings and or replacing personal plantings and maintaining the area around personal plantings within ten (10) feet from the foundation of their unit. Trimming of original planting bushes and trees will be done by the Association. If you do not want your plantings trimmed, contact the Executive Board.
16. Unit owners are responsible for the repair and or replacement of all windows, decks, driveways, adjacent sidewalks and all doors including garage doors.

1. Structural maintenance of the building such as roofs, gutters, siding, wrapping exposed wood except windows, painting except doors and windows, plus the exterior insurance will remain the responsibility of the Association.
2. Replacement windows must be aluminum or vinyl clad on the exterior to minimize future maintenance and must be of the same style and size as the original windows.
3. Driveways and sidewalks can only be replaced with concrete. The plowing company and/or the Association is not responsible for damage done by snowplows to the driveways.
4. There is a page included in this packet specifying the requirements for deck replacement. Any exterior work on a unit must be pre-approved by the Executive Board.
5. All tie walls must be keystone brick or another suitable brick approved by the Board.

Approval forms may be obtained from an Executive Board member or may be found in your Rules and Regulations packet.

**If approval is not obtained from the Executive Board the work may be removed at the owner’s expense.**

1. No garbage or trash will be left or disposed of on or adjacent to the Property except at the street in front of your unit for pickup. Garbage/Trash may not be put out earlier than 24 hours before pickup.
2. Owners of pets are responsible for cleaning up feces in areas where the owners walk their pets.
3. No unit owner shall make or permit any disturbing noises in his unit or within the common or limited common elements, or do, or permit anything to be done therein which will interfere with the rights and reasonable comfort and convenience of other owners.
4. Unit owners are not to use limited guest parking areas on a regular basis. Unit owners are to park in their garages or outside driveway. Units with one-car garages have their second parking space in the guest parking areas.
5. No unit owner or any of this agents, guests, employees, licensees, or family or guest, tenant or employee of a unit owner may be parked in such a manner as to impede or prevent ready access to and from any place assigned to another unit.
6. If any key or keys are entrusted by a unit owner or by licensee or visitor to a member of the Executive Board or an employee of the managing agent whether for such unit owner’s unit or an automobile or other item of personal property, the acceptance of the key shall be at the sole risk of such unit owner, and neither the Executive Board nor the managing agent shall be liable for injury loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.
7. The garages in the freestanding building on North 130th Plaza are legally attached to certain units. These garages may be sold only to another unit within our Association and legally detached from their current unit and legally attached to another Association unit. Owners of these garages pay monthly Association fees for exterior maintenance and exterior insurance. The Association is not responsible for interior walls for the storage of cars or any other materials within the garages, Owners must carry their own interior insurance for each garage.
8. It is the responsibility of each unit owner to notify the managing agent and Board of Directors whenever a change is made in the occupancy of his or her unit such as a Sale or Lease. The Board of Directors must be told the following in writing:
9. When a unit is vacant and who has a key.
10. When sold, the name and occupancy date of the new owner.
11. Name of occupants leasing the unit and who will be paying the Association fees.
12. Contact telephone numbers and addresses.
13. Each unit owner was given a set of the Master Deed/By-Laws including the Rules and Regulations of the Association at time of purchase. This Master Deed/By-Laws belongs to the unit and must be transferred by the seller to the buyer when a unit is sold.
14. The Board of Directors will supply your escrow agent the necessary information to complete your sale. It is the unit owner’s responsibility to provide his escrow agent the name and telephone number of the President of the Executive Board so that the information needed can be obtained quickly.
15. Shadow Run Association’s fiscal year commences January 1st and ends December 31st. Budget figures are prepared on this basis.
16. Monthly assessment fees are due on the 1st of each month and delinquent after the 15th. Checks should be made payable to Shadow Run Condominium Association and mailed to the managing agent.
17. The Executive Board or its managing agent has the right to impose interest charges/late fees on delinquent assessments and to place a lien on the property after the unit owner has been notified by mail of such action
18. All votes at Special Meetings and the Annual Meeting will be by secret ballot. Each unit has one vote. The number of shares each unit owner has assigned to them in the Master Deed, based on unit square footage, is used to calculate the vote.
19. Complaints regarding the operation of the Association or service of the buildings, grounds, etc., shall be made in writing or by phone to the President or Vice-President of the Executive Board or to the managing agent. The management company requests that the Executive Board be contacted first.
20. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by the resolution of the Executive Board.

\* These Rules and Regulations were gathered from our Master Deed, By-Laws, and Condominium Act of Nebraska FCC Regulations and MOTIONS APPROVED at Board of Directors meetings, Special meetings and Annual meetings.