

Madison Park
1957 Wire Road
Auburn, AL 36832

WELCOME TO MADISON PARK. THE RULES AND REGULATIONS THAT HAVE BEEN ESTABLISHED ARE TO PROTECT THE INTEGRITY OF MADISON PARK AND PROMOTE THE WELL BEING OF OUR RESIDENTS. THE RULES AND REGULATIONS MAY BE AMENDED AT ANYTIME BY THE BOARD OF DIRECTORS OF THE ASSOCIATION WITHOUT PRIOR CONSENT.

ANY RULE OR REGULATION THAT HAS BEEN DETERMINED BY A BOARD MEMBER AND/OR MANAGEMENT TO BE BROKEN BY AN OWNER/TENANT/GUEST A \$30.00 FINE WILL BE IMPOSED TO THE OWNER'S HOA ACCOUNT AND SHALL BE PAID WITHIN 30 DAYS OF NOTICE.

1. GENERAL CONDUCT: All residents are expected to respect the rights of others. No resident (or guests) shall make or permit to be made any disturbing noises on the premises, nor shall resident (or guests) do anything that interferes with the rights, comforts and conveniences of other residents.
 - a. Noise ordinances are set by the City of Auburn
2. NOTICES: All requests or complaints shall be made to Auburn Area Properties LLC.
 - a. Auburn Area Properties LLC
P.O. Box 3771
Auburn, AL 36831-3771
 - b. Residents shall give immediate notice of any accidents, injuries, broken water pipes or damages to the premises.
 - c. Residents shall give immediate notice of any infractions listed and described in the Rules and Regulations.
3. GARBAGE: Dumpsters are located on site. These dumpsters are for the use of our residents only. Please bag all food items and break down boxes before putting them into the dumpster. Please put all trash into the dumpster, not on the ground around it. Never leave trash by your door or patio. Besides being an eyesore, trash in these areas will attract bugs. Garbage should be bagged and removed from apartment daily.
 - a. The dumpsters are located to the right of the mailboxes.
 - b. No garbage should remain outside condominium for any length of time.
 - c. A minimum \$30.00 fee will be charged to the owner's HOA account and must be paid within 30 days of notice against any resident for removal of trash located on corresponding limited common areas, as defined in Rule 6.
4. PARKING: Parking is for residents and their guests only.
 - a. Parking areas shall not be used for any boats, campers, trailers or motor homes for more than a 48 hour period.
 - b. Any and all vehicles shall only take up one parking space per vehicle. Any vehicle that takes up more than one parking space, parked off the pavement, on any grassed area, or that blocks a dumpster or another vehicle is subject to towing at the vehicle owner's expense.
 - c. All vehicles that are parked in a reserved numbered space must have a hang tag that matches that number and be displayed in accordance with Auburn Express Towing. (334)821-6033
 - c. All other parking spaces except for handicap parking are available on a first come first serve basis and need not have a hang tag to park in these spaces.
 - e. All vehicles in the parking area must be maintained in good repair.

5. COMMON AREAS: Residents are urged to assist in keeping the common areas (walkways, grass, parking areas) clean and neat.
 - a. If cigarette butts, trash, beer cans, etc. have to be picked up by Auburn Area Properties LLC or its agents at resident's front entrance area or rear patio, the expense of such cleaning will be charged to the owner's HOA account and must be paid within 30 days of notice (\$30.00 minimum fee).
6. LIMITED COMMON AREAS: These areas are defined as to the front and rear porches, and front balconies of condominium units. Residents are urged to keep these areas neat and clean at all times. Residents are allowed to have outdoor furniture, small planters, and grills on these areas.
 - a. Residents shall not have collapsible chairs, folding tables, plastic/Styrofoam ice chest, or anything else that would be determined as an eyesore by the Board.
 - i. Collapsible chairs are defined as a metal, tailgate, cloth, or any other folding/collapsible/storable chair that is not designed as a permanent outdoor chair.
 - ii. Folding tables are defined as any table metal, wood, or composite that is not designed as a permanent outdoor table.
 - b. Residents are not allowed to hang any items on balcony ledges or window sills. No cloth, clothing, rugs or mops shall be hung up or shaken from balconies, or patios.
 - i. Exceptions: Major holiday decorations. (Major holidays are winter holidays (Christmas, Hanukkah, New Years Eve, etc.), Halloween, Thanksgiving, and Independence Day.
 - ii. All decorations for the prior named holidays shall not be set up more than thirty days prior to said holiday, and must be taken down within seven days after said holiday.
 - c. Residents are only allowed two items of outdoor cooking equipment on patios.
 - i. Outdoor cooking equipment includes but is not limited to grills, fryers, and smokers.
 - ii. No indoor cooking equipment is allowed to be stored on any limited common areas.
7. WINDOWS: Residents are not allowed to place any shade or items between the blinds and the window that would detract from the consistent look of all windows on property.
8. FLAMMABLE/EXPLOSIVES/OPEN FLAMES: Storage of kerosene, gas, butane, other bottled gases, or other flammable or explosive agencies are prohibited. Kerosene heaters are not allowed to be used on the premises. **CALL 911 IN CASE OF ANY EMERGENCY!**
 - a. Propane may be stored, but only if stored within the object, e.g., gas grill, it is intended to be used with.
 - b. Outdoor cooking equipment shall be the only source of open flame.
 - c. There shall not be any propane heaters, outdoor fireplaces, chimneys, or any object intended for warmth that uses an open flame.
 - d. Small manufactured fire pits may be approved by the board on a case by case basis. If approved fire pit may not be under an any overhang or building and must be located on the limited common area of the owner's patio. Fire pit must be supervised at all times during operation.
9. SOLICITATION: There shall be no solicitation by any person anywhere on the Condominium Property for any cause, charity or purpose whatsoever, unless specifically authorized in writing by the Board of Directors or the Management Company.
10. GUESTS: Guests are the responsibility of the resident visited, including any damage done to the premises by any guest.
11. A/C UNITS: Owners are responsible for their A/C units and any and all plumbing fixtures attached. Drain lines should be checked periodically as to ensure that lines are clean to prevent any damage to exterior of building or unit. Owner may be charged for any damage relating to exterior of building or unit.

12. PETS: Madison Park is a Pet Friendly Community, however it is up to each individual owner whether they are to allow any pets within their units. Pet owners are required to clean up after their pet. Residents are required to not allow their pet to use the bathroom near or on any entrance way, patio, or concrete path. Pets shall be on a leash or under strict voice control at all times. **PICK UP AFTER YOUR PET!**
13. LAWFUL USE: No improper, offensive or unlawful use shall be made of the Condominium Property or a Unit, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

UPDATED: August 1, 2018

If you have any concerns with the Rules and Regulations please contact:

Brian Huddleston

Auburn Area Properties LLC

P.O. Box 3771

Auburn, AL 36831-3771

Email: brian@auburnareaproperties.com