

- If cooking or entertaining outdoors, the activities must be in the area directly behind or adjacent to your own unit **NOT** within the footprint of the building. Please be courteous of your neighbors, so that grilling isn't during the late hours.
- Outdoor fire pits are not allowed by renters.
- Fireworks and firearms are forbidden on the property.



- All trash needs to be placed in a secured plastic bag (tall kitchen or larger) and placed in a dumpster barrel. There are barrels for recyclable items. Large items need to be broken down and placed in the barrels or taken to the dump. Do NOT leave large items outside the dumpster area. If our trash company does not take a item, the unit owner will be responsible for its removal, or pay to have us remove it.

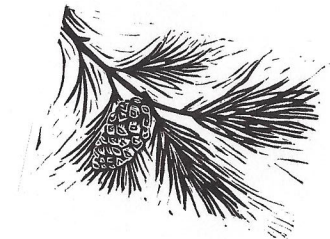
- A standard level of cleanliness must be maintained inside the units. Upon departure of renters, homes must be cleaned by an outside service, or the owners themselves.
- A large grassy field is available on Balsam Crest Path (level of buildings 24, 25, 26) for play. Do not play in the parking lots.



We appreciate your cooperation in helping us maintain a friendly, tranquil community for all of us to relax and enjoy.

*Balsam Crest Homeowner's
Board of Directors*

Balsam Crest's Guidelines for Renters



Approved by Board of Directors 4/30/16

Dear BCHOA Owners and Renters,

In an effort to provide comfortable year-round living conditions in the Balsam Crest Townhome community, we are asking our owners and renters to adhere to some general guidelines and procedures. It is our belief that no homeowner wants to be, nor should be placed in the position of a BCHOA policeman. It is the responsibility of the unit owner to make sure that all occupants follow the BCHOA guidelines. Any complaint will be conveyed to the property owner and, if necessary, the Board of Directors will take action. Such action may include a warning, a fine/assessment, limitation as to the use of common property, renting limitations, etc.

The list of guidelines and procedures should be shared with all renters, so they are aware of our community guidelines. Everyone's adherence will be most helpful in maintaining the peace and tranquility of our community.

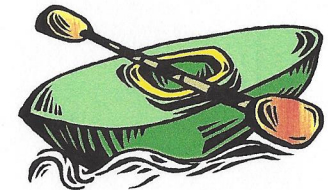


- Noise should not disturb neighbors. **Quiet time** is from **10 p.m. to 8 a.m.** Be aware of loud voices when outside and on porches/decks. Continuously barking dogs are considered a disturbance at any hour of the day.



- **When outdoors, pets must be on a leash at all times and their waste must be cleaned up.** When disposing of the waste, it must be in a sealed bag (grocery store bag), placed in another (tall kitchen) bag, and then placed in the barrel/garbage can inside the dumpsters. **DO NOT DROP IT INTO THE BOTTOM OF THE DUMPSTER.**
- Children are not to be left unsupervised in the residence or on the property at any time. Parents are advised to supervise their children at the beach, near the lake, on the tennis courts (proper shoes a must), in parking areas, and on surrounding property. Use of the beach is by badge, obtained from the unit owner.

- **SPEED LIMIT is 15 mph** on roads and parking lots within our community.
- The maximum living capacity are as follows: Buildings 21, 23 and all A and D units have a capacity of **8**. All B and C units have a capacity of **6**.
- Only registered and insured boats, ATVs, snowmobiles, trailers, campers, RVs, moving vans, or commercial vehicles are permitted to park on common property, in areas designated by the association. (Please contact BC Board of Directors for the designated parking area.)
- While not assigned, parking is limited to 2 spaces directly in front of your unit, perpendicularly parked. Any overflow must park away from the building, but can be in close proximity.



- Only people staying at the units are permitted at the beach, outside people/friends of renters are not allowed.