

Cryer Crest Townhomes Association

Quick Reference to Rules and Regulations

Key: MD = Master Deed
BL = Bylaws

1. Unit Ownership

Each unit shall be used and occupied only by one family, its servants and guests as a residence only. No unit may be subdivided or combined with another. (MD 8.d)

The condominium regime and all units therein are intended for the sole occupancy of the owners thereof as provided in "8.d" and no unit or any part thereof may be leased, subleased or rented for any period of time. (MD 8.g)

2. Sale

No unit owner may sell his unit WITHOUT prior written notice to the Board. This provision shall not affect transfer by death, but any person inheriting such unit shall be subject to the restrictions herein on subsequent transfer. (MD 8.f).

Owner MUST give Board proposed price and terms, names of real estate company and listing agent with phone numbers. PJ Morgan will provide the listing agent with a copy of the Master Deed and Bylaws and a copy of the Quick Reference to Rules & Regulations, and before closing, an authorization form for electronic deposit of monthly assessment by new owners. (MD 8.g).

3. Exterior Maintenance

Each owner is responsible for repair, maintenance & replacement of all exterior windows, doors, garage doors (MD 6.) and all decks, patios, patio fences, exterior water taps, air conditioning units, attic exhaust fans and heat pumps. (BL 17).

4. Exterior Modification

Any change (painting, decoration, altering appearance) of the exterior of a unit MUST be approved by the Board before the work is begun. This includes landscaping. A plan must be submitted. (MD 8.c)

5. Upkeep and general maintenance

* No cars may be parked on the common elements, nor any other vehicles (boats, campers, etc.) may be parked at any time on the common elements.

* All property must be kept clean and sanitary (no litter, trash cans, pet droppings, etc. are allowed at any time except trash and recycle containers only on collection day). (MD 8.e) Yard waste bags must be left at street curb per City of Omaha rules.

* Household pets are subject to regulations and assessments may be levied in case of default. (MD 8.k)

* Garage doors must be kept closed except when in use. (MD 8.k).

6. Insurance

While the Association provides general insurance, each owner is responsible for maintaining liability insurance for within his/her unit as well as insurance on furnishings and items not covered by the common element insurance policy of the Association. (BL 16). Sewer backup insurance is required. Owners must annually give a copy of their Certificate of Liability Insurance to our Property Manager at PJ Morgan. All owners are urged to keep your own permanent file with the Association's policy and all its endorsements and to review this with your own insurance agent annually.

7. Board of Directors

The Board of Directors establishes rules and regulations for the Association and all owners are bound thereby. The Board has sole jurisdiction over and responsibility for the common areas. The Board shall set assessments when needed except in the case of a major assessment (ex: siding the units) when the assessment must be approved in writing by at least 2/3's of the unit owners. Failure to pay assessments within ten (10) days (of date due) will result in interest and possible penalty charges. (MD 8.b and BL 13 & 14).

8. Amending the rules

Co-owners representing 3/4's or more of the total units may at any time in writing, duly acknowledged and recorded, effect an amendment to this Master Deed (MD 8.h). All owners are bound by the terms of the Master Deed and Bylaws. (MD 8)

9. Inquiries and Complaints

Our Association is managed by PJ Morgan Real Estate Company, 7801 Wakeley Plaza, Omaha, Nebraska 68114. All inquiries and/or complaints regarding upkeep at Cryer Crest should be addressed to Ann Kinder in this office. 402-714-7992 direct line.

KEEP THIS GUIDE IN A HANDY FILE FOR FUTURE REFERENCE

January, 2014