

Valhalla Park Condominiums Buildings 1-1 1



Additional Resident Policies

Valhalla Management Association
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VALHALLA BUILDINGS 1-11 ADDITIONAL RESIDENT POLICIES

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ARTICLE I

PARKING LOTS

The size and location of parking lots make them visible to the community, arriving residents and guests and overlooking units. The orderly parking of vehicles contributes to the overall aesthetic quality and image of the property. Responsible and courteous operation of vehicles within the parking lots and driveways will ensure the safety of vehicles, passengers and pedestrians. Unimpeded circulation through driveways (fire lanes) insures accessibility for passenger drop-offs, deliveries and emergency vehicles.

- 1.1 To insure parking spaces for all residents of Buildings 1 through 11, parking is restricted during the hours of 5 p.m. to 7 a.m. daily. During restricted hours, **all** vehicles must have a valid Valhalla parking sticker displayed in the lower left hand corner of the front windshield. Parking stickers (maximum of 2 per unit) are available at the Valhalla Management Office. Guests must park on the street during restricted hours.
- 1.2 Parking of boats, trailers, campers and other recreational vehicles are not allowed in the parking lots of Valhalla Park Condominiums.
- 1.3 All vehicles in the parking lot must be in operable condition and have current license plate tabs. If you plan to leave your vehicle in the lot longer than one week without being moved contact the Valhalla Management Office.
- 1.4 All vehicles must be moved at the request of the Association to facilitate snow plowing, sweeping or pavement repair. If not moved within the time specified in the notice, they may be moved or towed by the Association at the sole expense of the vehicle owner.
- 1.5 Car washing in the parking lot is permitted by using a bucket. No hoses are to be used.
- 1.6 Each building has a designated number of reserved plug-in parking spaces available for rent on a yearly basis at a rate established by the Master Board of Directors. Arrangements for a reserved plug-in parking space are made through the Valhalla Management Office.
- 1.7 Vehicles with oil, gas, transmission, etc. leaks are not to be parked in the lots.
- 1.8 Parking next to yellow curbs is prohibited. Curbs painted yellow designate fire lanes and vehicles parked within these zones will be ticketed and/or towed.
- 1.9 Vehicles shall be parked or operated only upon paved parking surfaces; not upon curbs, turf or other unpaved areas. No vehicles shall occupy more than one striped parking space.
- 1.10 As a safety measure, use the driveway nearest to your building for entrance and exit. The speed limit on the premises is 10 miles per hour.
- 1.11 In addition to the foregoing regulations, all driveways and fire lanes are subject to municipal ordinance and fire code regulations.

PARKING LOTS (cont.)

- 1.12 Bicycles must be stored in the building's bicycle racks. Bicycles must be labeled with Valhalla's bicycle tags which are available in the office.

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ARTICLE II

GARAGES

Each Building Association owns a specific number of outside garage stalls. Each Building Association establishes garage rental rates. A lease agreement must be signed with Valhalla Management Association.

- 2.1 Resident Unit Owners and/or Occupants must submit their name to the “Garage Waiting List” at the Valhalla Management Office with Resident Owners having preference over renters on the waiting list.
- 2.2 Non-resident owners are not allowed to lease garage stalls. No more than one garage stall shall be rented per Unit.
- 2.3 Preference in garage assignments will be given to Resident Unit Owners of the Association to whom the garage stall belongs.
- 2.4 The Association is not responsible for the theft or damage to any vehicle or personal property kept in the garage area. Persons operating vehicles must observe proper procedures with regard to the opening and closing of garage doors. (The Association is not responsible for damage caused by a descending door due to improper use of door.)
- 2.5 The primary purpose of renting a garage is to store an operable vehicle, but some personal items may be stored providing there is room for an operable vehicle in the leased garage stall.
- 2.6 No overhead storage in the garage is permitted. Wall mounted storage cabinets and/or shelving are permitted to be installed on the garage back wall only, if the cabinets and/or shelving conform to the design specifications and installation requirements established by the Association.
- 2.7 Personal property, which is permitted to be stored in the garage, shall be stored only within the boundaries of the leased garage stall. Storage of items such as sofas, mattresses, flammable material, etc. is prohibited. (A complete list of prohibited items may be obtained at the Valhalla Management office.) Unauthorized items may be removed by the Association if the Unit Owner or Occupant does not remove items within five (5) days of written notice.
- 2.8 Repair work or maintenance may not be performed on any vehicle in the Garage Stall; except for maintenance of fluid levels and tire pressures, routine cleaning and minor adjustments not involving the disassembly of any part of the vehicle or operation of the engine.
- 2.9 Failure to pay garage rent when due or non-compliance with the garage policy shall at the option of the Association terminate the Lease Agreement.
- 2.10 The garage stall shall not be occupied by any other person or persons or sublet the assigned garage stall, or assign the Lease Agreement.

GARAGES (cont.)

- 2.11 A deposit will be required for each garage door remote opener you receive from the Valhalla Management office. When you give up your garage, you will be required to turn in your remote door opener(s). For each functioning remote that you turn in, your original deposit will be returned to you.
- 2.12 Vehicles must be moved from the garage at the request of the Association or its agents to facilitate sweeping and garage repair.
- 2.13 Garage sales are limited to two (2) per year by any individual in the complex. Garage sales must be approved by the management. Customer parking confined to the street.
- 2.14 Each vehicle parked in a garage must have a valid parking sticker.

ARTICLE III

LAUNDRY ROOMS

Laundry rooms are the most intensely used and shared common facility. It is imperative that residents consider the schedule of neighbors. The nature of a laundry room requires that the facility be maintained in a clean and orderly condition.

- 3.1 Only Occupants and Resident Owners shall use laundry rooms. Laundry room hours are 7:00 a.m. to 10:30 p.m. No water is to be run in the laundry room after closing.
- 3.2 Use of the laundry room is restricted to the washing, drying and sorting of clothes, bedding, bathroom accessories and other linens. Absolutely no dyeing is to be done in the laundry room machines or sinks.
- 3.3 No garbage or trash other than laundry room waste may be disposed of in waste receptacles.
- 3.4 Smoking in the laundry room is not permitted.
- 3.5 Tubs in the laundry rooms shall be used for laundry purposes only.
- 3.6 The Association is not responsible for any loss or damage to personal property, which occurs during the use of the laundry machines.
- 3.7 Where applicable, storage lockers located in the laundry rooms are for the use of only those persons occupying the unit they are assigned to.
- 3.8 Where applicable, windows shall be closed and lights turned off before leaving the laundry room.
- 3.9 Laundry room bulletin boards are for posting of Valhalla business or information. Posting on the bulletin boards is the responsibility of the caretakers under the direction of the Association.
- 3.10 Washing machines are prohibited in any location other than the building's laundry rooms.

Revised 9.2018

ARTICLE IV

STORAGE LOCKERS

Storage room lockers are for the storage of personal property. Since storage lockers are located in common rooms on each floor and in the laundry rooms of some buildings, the restricted and orderly containment of personal items provides ready accessibility and prevents potential hazards.

- 4.1 A storage locker is assigned to each Unit for use exclusively by the resident Unit Owners and Occupants of the Unit. The Association is not responsible for loss of or damage to any items stored.
- 4.2 Items may be stored by a Unit Owner or Occupant only in the storage locker, which is assigned to that person's Unit. Items not stored in assigned lockers may be disposed of by the Association without prior notice. No Unit Owner or Occupant shall change storage locker designations or use unoccupied storage lockers without written authorization of the Association.
- 4.3 No gasoline, oily rags or other potentially combustible substances, live animals or birds, or perishable items may be stored in any locker.
- 4.4 Any fluids stored in a locker must be stored in leak-proof containers.

ARTICLE V

REFUSE DISPOSAL

Outdoor refuse receptacles are in enclosures located adjacent to each outdoor garage building. These receptacles provide for the collection and disposal of trash and debris generated by residents. The proper discard of refuse contributes to the overall health and litter-free condition of the condominium community. Separate recycling bins (RED TOPPED) are also located in the outdoor refuse enclosure areas. **All recyclable items can be mixed together in the RED TOPPED recycling containers.**

5.1 Recyclables will be accepted as follows:

- Aluminum: Cans – rinsed, foil – clean
- Tin cans: Flattened and mixed with aluminum
- Glass: Cleaned and caps removed
- Newspaper: Bundled or in paper bags
- Cardboard: Flattened and bundled

5.2 Refuse receptacles are for the exclusive use by resident Unit Owners and Occupants. No one, including Unit Owners or Occupants, is allowed to remove recyclable materials from the refuse receptacles. They are the exclusive property of our refuse haulers.

5.3 No person shall place any tires, drained oil, hazardous or flammable chemicals or other dangerous or explosive material in any refuse receptacle.

5.4 Discarded furniture, appliances, mattresses, remodeling debris, televisions, carpeting, etc. ARE NOT to be disposed of in the refuse enclosures. Contact the Valhalla Management Office regarding disposal of these items. There is a charge for disposal of these items.

ARTICLE VI

BALCONIES AND PATIOS

Balconies and patios are part of the exterior architecture of each building, visible to the adjoining neighborhood as well as other residents. Although they are an outdoor extension of the living space of each residential Unit, restricted use is required to maintain architectural consistency, project an overall aesthetically pleasing appearance and ensure the safety of the buildings and users.

- 6.1 As defined in the Valhalla Condominium Declarations, the balconies and patios are designated “limited common elements” of the building. The areas directly outside the living room windows of gardenview units are designated “general common elements” of the building.
- 6.2 **Barbecuing, smoking or grilling on the balconies, patios or any common area on the property using a gas, charcoal or electric grill or cooker of any kind is prohibited.** This is a Minnesota Fire Safety Ruling and will be enforced.
- 6.3 Balconies or patios shall not be used for the storage of personal property. Items such as clothes, rugs, laundry and similar household items shall not be hung anywhere outside a Unit. No balcony or patio area shall be used for the storage or accumulation of trash.
- 6.4 Easily removable outdoor carpeting is permitted to be installed on balconies and patios. The balconies are constructed of wood decking and carpeting installed over the decking must be taken up periodically for proper drying. Prior to installation, specifications can be obtained from and reviewed by the maintenance staff. No carpet is to be attached to the outside walls on the balcony or patio.
- 6.5 For multiple reasons that compromise the integrity of our buildings and balconies or patios, the installation of a hot tub, Jacuzzi or other water recreation device is prohibited anywhere on the Property.
- 6.6 Potted plants equipped with a water catching reservoir may be placed in individual unit patio areas and porches. However, there will be no “in the ground” planting or sod or grass removal done by Unit Owners and/or Occupants on Common Area grounds without prior approval from the individual Building Board of Directors where that Unit Owner or Occupant resides.
- 6.7 Potted plants are to be promptly removed following the growing season. They are not to be left on patios or balconies during the winter season.
- 6.8 No person shall sweep or throw anything from the balcony. Christmas trees may be lowered or carefully dropped from the balcony for pick up by the maintenance staff.
- 6.9 Plants and their stands on balconies and patios must be heavy enough or be secured sufficiently to resist being blown over or damaged by the wind.

BALCONIES AND PATIOS (cont.)

- 6.10 No birds or animals are to be fed on any balcony or patio, whether from bird feeders or otherwise.
- 6.11 The hanging of chairs, awnings, hammocks and the like may not be installed on any balcony or patio.
- 6.12 Rollup shades of white, tan or beige color may be installed on balconies or patios. Such shades must be maintained in good repair and present an attractive appearance.
- 6.13 Seasonal decorations are to be removed in a timely manner.

ARTICLE VII

HEATING AND COOLING SYSTEMS

In Buildings 1 through 10, the heating system is a central gas fired boiler, which circulates hot water to each unit. The Units are cooled by use of wall mounted air conditioning units.

No person may alter or tamper with any aspect of the heating system serving the Unit, except for the adjustment of the valves and thermostat, which control the heating of the Unit. The Association is responsible for the maintenance and replacement of heating system zone valves and motors, but does not assume responsibility for damages caused by leaking. Leaks must be reported immediately to the Valhalla Management Office. The Unit Owner or Occupant must also take such measures as may be necessary to catch or collect any leaking water until repairs can be made. The Unit Owner is responsible if such preventive measures are not taken and the leak causes damage to other parts of the Condominium. During the winter heating months the heat thermostat within the Unit must never be set below 60 degrees to prevent the heat pipes from freezing.

In Buildings 1 through 10, the wall air conditioning units are the responsibility of the Unit Owner of the Unit, which they serve. However, the maintenance staff will assist with maintenance and repair of the air conditioner with the Owner being charged for any parts necessary for the repair. If replacement is necessary, contact the Valhalla Management Office for assistance.

In Building 11, each Unit is equipped with its own individual electric heating/air conditioning system with compressors located on the building roof. Unit Owners are responsible for the maintenance, repair and replacement of their individual system. However, the maintenance staff will assist with maintenance and repair of their system with the Owner being charged for any parts necessary for the repair.

Adopted August 20, 2002