

RULES AND REGULATIONS

Arlingville Condominium Association

Revised January 1, 2020

As called for in the Second Amended Declaration and Bylaws of the Association the Board has, from time to time, enacted the following Rules and Regulations:

A. Property Management firm

Kohr Royer Griffith, Inc.

1480 Dublin Road

Columbus (Franklin County) Ohio 43215

614-228-5547

This supersedes information shown in Article VIII of the Second Amended Declaration of Arlingville Condominium.

B. State of Ohio Certificate

- Corporation, Not-For-Profit, Charter / Registration No. 535348
- Renewed 10 August 2007, Document 200722501520, Ohio Secretary of State's Office.

C. Monthly Condominium Assessment Fee

- \$295.00 per month, payable in advance, due the 1st of each month.
- This is subject to change by the Board with 10 days written notice to each owner at their address on record with the Property Manager.

Effective March 2018

D. Collection Policy of Arlingville Condominium Association

Effective March 2018 Attached.

E. Installation of TV Satellite Dishes

Effective March 2017 Attached

F. Reserve Fund Study, Arlingville Condominiums

Revised March 2014 by Criterium Liskay Engineers, Gahanna Ohio.

G. Specifications for Garage Doors

Effective March 2016 Attached

H. Specifications for Front Storm Doors

Effective May 2017 Attached

Collection Policy for Arlingville Condominium

[Effective January 1, 2020]

MAKING PAYMENTS

- Payments are to be made payable to *Kohr Royer Griffith, Inc*, and mailed or delivered to the property manager:

Kohr Royer Griffith, Inc. 1480 Dublin Rd. Columbus, Ohio 43215

KRG has a drop box by the front entrance to their office, their entrance nearest Dublin Rd.

- Payments are due on the first day of a month. Payments may be RECEIVED by the property manager by the 10th of the month without penalty.
- Payments received will be applied first to outstanding Collection Fees. After that, payments are applied to the oldest unpaid charges first, which may include Late Fees.

LATE PAYMENTS AND RETURNED CHECKS

- If payment of the full account balance is not RECEIVED by the 10th of the month, a \$25 Late Fee will be added to the account. The owner will be contacted with a reminder of the amount due.
- There is a \$30 NSF Charge for checks returned by the bank that will be added to the account balance.

COLLECTION FEES

- These are the direct costs to the Association of dealing with delays in receiving payments from owners. These include NSF Check charges plus legal & filing fees associated with the filing of liens and foreclosures. The *filing fees* are subject to change by Franklin County without prior notice to owners.

ACCOUNTS 90 DAYS PAST DUE

- If an account becomes 90 days past due, a *Letter of Intent to File a Lien* on the property will be sent to the owner by Certified Mail, Return Receipt Requested. It will give the owner 15 days to pay current, with an explicit warning that otherwise a lien will be filed on their property.
- Should a lien be filed, it will be for the full balance due, including Collection Fees, Late Fees, Monthly Condo Fees, and the full outstanding balance of any Special Assessment, if applicable.
- Direct costs of the lien filing will be added to the owner's account as a Collection Fee. Currently the lien charge is about \$230, which includes legal costs, Franklin County filing fee and the County's fee to release the lien. These amounts are subject to change by the Franklin County Court.

ACCOUNTS 120 to 150 DAYS PAST DUE AND BEYOND

- If an account becomes 120 days past due, the Board of Managers will be notified. Within 30 days of that notice, the Board will decide whether to proceed with foreclosure action. If approval of that action is given and the account reaches 150 days past due, a Letter of Intent to Foreclose will be sent to the owner by Certified Mail, Return Receipt Requested. Legal fees and fees applicable to filing foreclosure will be added to the account as Collection Fees.

INSTALLATION OF TV SATELLITE DISHES

Arlingville Condominiums, effective 1 April 2016

CABLE TELEVISION

This has been and will continue to be an option, with no prior approval by the Board required. Please note, however, that the owner will be responsible for repairs to cables on or in the ground should they be damaged by such activities as lawn and landscape services and construction work.

SATELLITE DISHES

Under the current Association's Declarations and Bylaws, amended in November 1988, there are restrictions on the placement of satellite dishes and other antennas. See Article III, Section 2 (d). It states there that these may not be installed in common areas, on exterior walls, or on the roof.

SMALL SATELLITE DISHES, up to 36 inches in diameter

In no case will dishes be allowed in common areas, on exterior walls or roofs. This applies to the exterior and tops of patio walls. No dishes greater than 36" in diameter are allowed.

Otherwise the Board has agreed to allow the following dish installations.

- a) Small satellite dishes may be installed on a ground post within the patio as long as no dish is visible above the horizontal portion of patio walls.
- b) Absolutely no satellite dish is to be attached to the roofs.

Arlingville Condominium Association

Front Storm Door

[Effective May 1, 2017]

1. CHOICE OF TWO DOOR STYLES: (by Larson Mfg. – Ph.: 800.352.3360):

A. “**Secure Elegance**” Model # 34915

Full view – frame color “Brown”

Only comes with security glass - No screen option is available with this door

Modern lever handle included in door cost: handle color “Aged Bronze”

(Lowe’s cost as of 3-2017: door \$329, handle included, Lowe’s installation \$145)

B. “**Signature Selection**” Model #149040-42

Full view – frame color “Brown”

Includes glass and screen

You need to purchase lever handle separately: handle color “Aged Bronze”

(Lowe’s cost as of 3-2017: door \$210, handle \$29, Lowe’s installation \$127)

2. SOLD ONLY THROUGH DISTRIBUTORS: Lowe’s. - stores closest to Arlingville are:

Lowe’s (will come out to measure before install)

Lowe’s

3600 Park Mill Run Dr. (270 & Cemetery Rd.)

6555 Dublin Center Dr. (Sawmill & 161)

Hilliard, OH 43026 - Ph.: 614.529.5900

Dublin, OH 43017 - Ph.: 614.659.0530

Also sold at Menards, 1805 Morse Rd. (& Karl Rd.) Ph: 614.262.7354 ext. 15

Also sold at Allied Building Products, 1055 Kinnear Rd, Ph: 614.488.0717

3. PROCEDURE FOR APPROVAL: If you want to install one of the two approved specified doors above, no additional approval is necessary. If you want to install another model, please submit full specs (mfg. brochure with photo and color sample options) to the board and allow 30 days for response. You are not required to have a storm door on your front door but if you do, it must be a board approved door.