

**Rules and Regulations As Enacted
By the Board of Directors of
Wentworth Homeowners Association**

Common Areas and Elements	Rules	Fees*	
	1.	<p>The period of time between 10:00 p.m. and 7:00 a.m. shall be declared quiet time in the common areas. All residents and their guests shall refrain from creating loud and objectionable noises (e.g., shouting, loud music, etc.) in the common areas within this period.</p> <p><i>June 1983</i></p>	\$10 per occurrence
	2.	<p>Bicycles, toys, lawn furniture, etc., left lying outside overnight will be collected and donated to a charity.</p> <p><i>June 1983, Revised October 1994</i></p>	N/A
	3.	<p>If possible, all garbage containers should be kept in the individual unit's garage until the evening prior to the collection date. Otherwise, keep the receptacle up against the building.</p> <p><i>March 1984, Revised May 2004</i></p>	\$25 per occurrence
	4.	<p>If garbage must be kept outside during the week, it must be kept covered in the container supplied by the City of Minneapolis.</p> <p><i>March 1984, Revised October 1994</i></p>	\$25 per occurrence
	5.	<p>All central air conditioning units must be placed in the rear of the individual homeowners' Unit unless otherwise approved by the Board of Directors.</p> <p><i>June 1984, Revised May 2004</i></p>	\$100
	6.	<p>Window air conditioners are not allowed.</p> <p><i>July 1984, Revised May 2004</i></p>	\$100 per month
	7.	<p>Unit owners are required to shovel their own walkways. Driveway shoveling is optional but is still the responsibility of the unit owner. The Association contracts for plowing the city sidewalk and the common drive. The Association's contractors are usually willing to contract with you separately if you want them to shovel your sidewalk and/or driveway.</p> <p><i>May 2004</i></p>	\$25 per occurrence (sidewalk)

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	<p>8. Household pets not exceeding twenty (20) pounds in weight may be kept in the Unit; subject to the remainder of the provisions of Paragraph 4 to Exhibit C to the Declarations of Covenants, Conditions and Restrictions for Wentworth (A Condominium).</p> <p>For the purpose of these Rules and Regulations, the term "household pets" shall not include dogs of any size or breed without express permission of the Board of Directors.</p> <p><i>January 1985, Revised May 2004</i></p>	\$50 per month
	<p>9. No dogs shall be permitted in any portion of the common areas or in the center courtyard to the complex under any circumstances, unless carried or on a leash.</p> <p><i>January 1985, Revised May 2004</i></p>	\$25 per occurrence
	<p>10. Parking Policy:</p> <p>a. There shall be no parking in the Wentworth common driveway. Your guests must park in your driveway or garage, or on the city streets.</p> <p>b. Exception: Because there is no direct street access for the units at 126 and 128 West 43rd Street, their guests may park in the two extra spaces behind the garages of these units. From November 15th to April 15th, the space nearest the garage is <i>reserved</i> for guests of these units. The other, if not snowed under from plowing, may be used by guests of these units or by Wentworth residents. From April 16th to November 14th, both spaces may be used by guests of these units or by Wentworth residents. <i>Only passenger cars or minivans may occupy these spaces.</i></p> <p>c. Exception: Parking is allowed in the spaces behind 140 West 43rd Street. The space nearest the garage is reserved for the occupants of 140 West 43rd Street. Any Wentworth resident may use the other space. <i>Only passenger cars or minivans may occupy these spaces.</i></p> <p>d. Violators may be immobilized or towed at owner's expense. The towing company is Wrecker Services (612-330-0013).</p> <p><i>November, 2003</i></p>	\$100 per occurrence

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	<p>11. Repairs Policy for items besides Common Elements and Limited Common Elements (see Item 3 in the Declaration of Condominium): If a Unit Owner believes a needed repair to their Unit is the responsibility of the Association (see Items 2 and 5 in the Declaration of Condominium), the following steps should be taken:</p> <ol style="list-style-type: none"> a. Contact a board member for confirmation that the repair is the Association's responsibility. The board member may need to visit your unit to inspect the problem. The Association will not reimburse for repairs required as a result of misuse or willful destruction of the property. b. Upon confirmation, contact an appropriate contractor from the list below. If none of the listed vendors are suitable, find a suitable, reputable contractor in the Yellow Pages. Get one or more estimates. c. Inform the board member of the estimated cost of repair. If the estimate meets or exceeds the Association's insurance deductible, the board member will separately investigate whether the repair is covered by insurance. d. Upon approval from the board member, proceed with repairs. e. Have the contractor bill <u>you</u>. Unless you arrange beforehand to have the Board pay the contractor, you will pay the contractor and the Association will reimburse you or reduce your past due amount, or a combination of both if there is a past due amount that is less than the amount of the repair. f. Any reputable contractor may perform the work. Recommended contractors: <ol style="list-style-type: none"> i. Plumbing: Roto Rooter 559-7160 ii. Electrical: Bonneville Electric 823-0306 iii. Painting/General Repairs: Reynolds Painting, Remodeling and Construction 825-9959 Dick Spiczka 474-3680 <p><i>June, 1998</i></p>	N/A

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Financial	<p>1. In the event any Owner does not make payment of a common expense assessment on or before the date when due, such Owner shall be obligated to pay interest on such assessment at one of the following rates:</p> <p style="margin-left: 20px;">a. If payment received for the preceding month's assessment was less than that month's assessed amount, a rate of 1.50% (18% APR) shall be applied. The Board may adjust this rate to reflect economic conditions.</p> <p style="margin-left: 20px;">b. If payment received for the preceding month's assessment was greater than or equal to that month's assessed amount, a rate of only 0.25% (3% APR) shall be applied. The Board shall adjust this rate as needed to ensure it is at minimum enough to capture the cost of inflation on remaining past dues.</p> <p>Interest shall be computed on the total unpaid balance as of the preceding month. In addition, Owner shall be obligated to pay a \$5.00 late fee, assessed in any month in which the preceding month's payment received was less than that preceding month's dues assessment.</p> <p>Continued failure to pay will result in legal action. Guidelines for legal action:</p> <p style="margin-left: 20px;">Arrears Action to be taken</p> <p style="margin-left: 40px;">\$500 Send letter reminding unit owner of Association policy regarding past dues.</p> <p style="margin-left: 40px;">\$750 Begin foreclosure proceedings.</p> <p>The above are guidelines. The Association may exercise its legal remedies before or after these figures are reached, as the situation warrants.</p> <p><i>March, 2000, Revised September 2008</i></p>	<p style="text-align: center;">Interest Fees</p> <p style="text-align: center;">\$5.00 per month</p>
	<p>2. All common expense assessments (Association Dues) are due and owing by the 20th day of the month in which they are levied.</p> <p><i>February 1984, Revised November 1994</i></p>	N/A
	<p>3. In the event Owner's check or other payment instrument is refused by the bank upon which it is drawn, such Owner shall be assessed a \$35.00 NSF fee for each refusal occurrence.</p> <p><i>March 2007</i></p>	\$35.00 per occurrence

The Board's power to charge fees is not addressed in the Wentworth Homeowners Association By-Laws. For issues not addressed in our governing documents, authority rests with Minnesota Statutes. The power to charge fees is granted

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under the Minnesota Common Interest Ownership Act (MCOIA), MN Statutes Chapter 515B, Section 3-102, Sub-Section a, paragraph 11, which reads:

“(a) Except as provided in subsection (b), and subject to the provisions of the declaration or bylaws, the association shall have the power to:

[...paragraphs (1) – (10)...]

(11) impose charges for late payment of assessments and, after notice and an opportunity to be heard, levy reasonable fines for violations of the declaration, bylaws, and rules and regulations of the association;”