

Solheim Condominiums

Homeowner Rules, Responsibilities & Community Standards Overview

1. Ownership & Membership

- Each unit owner is automatically a Member of the Solheim Condominium Owners Association (the “Association”).
 - Ownership of a unit includes an undivided ownership interest in the common elements of the community.
 - Membership, voting rights, and obligations transfer automatically with ownership of the unit and may not be separated.
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2. Unit Responsibilities vs. Association Responsibilities

Owner Responsibilities

Unit owners are responsible for the maintenance, repair, and replacement of all components located within the interior boundaries of their unit, including but not limited to:

- Interior walls, ceilings, floors, and finishes
- Flooring, cabinetry, countertops, appliances, plumbing fixtures, and interior lighting
- Electrical, plumbing, HVAC, and mechanical systems serving only the unit
- Damage caused by owner negligence, misuse, or failure to maintain

Owners are responsible for ensuring that any work performed within their unit does not impact common elements or other units.

Association Responsibilities

The Association is responsible for maintaining, repairing, and replacing the common elements of the community, including but not limited to:

- Building exteriors, roofs, siding, foundations, and structural components
- Shared plumbing, electrical, and mechanical systems
- Landscaping, sidewalks, parking areas, driveways, and common walkways
- Common utilities and shared amenities
- Property and liability insurance covering buildings and common elements

Owners must allow reasonable access to their unit when necessary for Association maintenance, repairs, or emergencies affecting common elements or neighboring units.

3. Common Areas – Use & Conduct

- Common areas are provided for the shared use and enjoyment of all residents.
 - Personal property may not be stored in common areas unless expressly authorized by the Association.
 - Common areas may not be altered, obstructed, or used in a manner that interferes with the rights of other residents.
 - No owner may claim exclusive use of any common element unless specifically granted in writing by the Association.
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4. Pool & Amenity Rules (If Applicable)

- Community amenities, including the pool, are for residents and their accompanied guests only.
 - Pool hours are established by the Association and must be strictly observed.
 - Children must be supervised at all times.
 - Glass containers are prohibited in pool and deck areas.
 - Excessive noise, disruptive behavior, or unsafe conduct is not permitted.
 - The Association is not responsible for accidents, injuries, or loss of personal property.
 - Failure to comply with amenity rules may result in suspension of amenity privileges.
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5. Alterations, Improvements & Exterior Modifications

Interior Improvements

Interior improvements are generally permitted provided they do not:

- Affect structural components
- Interfere with shared utilities or building systems
- Create a nuisance or impact adjacent units

Exterior & Visible Modifications

Prior written approval from the Association is required before making any exterior or visible modifications, including but not limited to:

- Doors, windows, exterior finishes, or hardware
 - Balconies, patios, railings, or fencing
 - Exterior lighting or fixtures
 - Satellite dishes, antennas, or similar equipment
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6. Seasonal Decorations & Displays

- Seasonal and holiday decorations are permitted if they are tasteful, well-maintained, and temporary.
 - Decorations may not be permanently affixed to common elements.
 - Decorations must be removed promptly following the applicable holiday or season.
 - Decorations may not create safety hazards, obstruct walkways, or cause damage to Association property.
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7. Parking & Vehicles

- Parking areas are common elements regulated by the Association.
 - Vehicles must be properly registered, operable, and parked only in designated areas.
 - Inoperable, abandoned, or stored vehicles are prohibited.
 - Vehicle repairs or maintenance may not be performed in common areas.
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8. Assessments, Dues & Financial Obligations

Regular Assessments

- Regular assessments are established annually by the Board of Directors and are payable monthly.
- Assessments fund common area maintenance, insurance, utilities, reserves, and Association administration.
- Assessments are due regardless of occupancy or disputes.

Late Payments & Enforcement

- Late payments may result in late fees, interest, collection costs, and legal action.
- The Association may place a lien against a unit for unpaid assessments in accordance with Kansas law and governing documents.

Special Assessments

- Special assessments may be levied for major repairs, emergencies, or owner-caused damage.
 - Owners will receive notice as required by the governing documents.
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9. Noise, Nuisance & Conduct Standards

- Residents must conduct themselves in a manner that does not disturb the quiet enjoyment of others.
 - Excessive noise, offensive behavior, or unlawful activity is prohibited.
 - Owners are responsible for the conduct of tenants, guests, and occupants.
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10. Leasing & Occupancy

- Owners who lease their units are responsible for ensuring tenant compliance with all Association rules.
 - Tenant violations are treated as owner violations.
 - The Association may require copies of leases and tenant contact information.
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11. Governance, Meetings & Voting Rights

- The Association is governed by a Board of Directors elected by the membership.
 - Annual and special meetings are conducted in accordance with the Bylaws.
 - Each unit is entitled to one vote.
 - Voting may occur in person or by proxy as permitted.
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12. Records & Transparency

- Owners may inspect Association records upon reasonable written request.
 - Records include governing documents, financial statements, and meeting minutes, subject to statutory limitations.
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13. Enforcement & Compliance

- The Association may enforce rules through written notices, fines, assessments, suspension of privileges, or legal action.

- Continued noncompliance may result in additional enforcement measures.
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14. Insurance & Owner Coverage

- The Association maintains insurance on buildings and common elements.
 - Owners are strongly encouraged to maintain an HO-6 condominium insurance policy covering:
 - Personal property
 - Interior improvements
 - Personal liability
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15. Final Notes

- This document is intended to promote clarity, consistency, and community standards.
- Governing documents take precedence over this summary.
- Owners are encouraged to contact Association management with questions prior to making changes or taking action.

By working together and adhering to these standards, Solheim Condominiums remains a well-maintained, safe, and enjoyable community for all residents.