

## GENERAL RULES & REGULATIONS

- #1 Normal Use Occupancy of Units is restricted to normal use as a single-family residence, which does not preclude occasional guests.
- #2 Nuisance No nuisance shall be allowed, and no Owner, Tenant or duly authorized resident shall be annoyed or disturbed in the moral, proper, inoffensive and lawful use of the Condominium Property.
- #3 Pets No pets allowed.
- #4 Parking Owners, Tenants, and duly authorized residents are entitled to use the parking space designated and reserved for their Unit. Unmarked spaces are available to residents and guests on a first-come basis,- meaning the spaces on the side of the building.
- #5 Pest Control Keys have been given to the pest control company for access ~~to~~ to the units for the monthly pest control treatment.
- #6 Litter and Garbage Owners, Tenants and duly authorized residents shall co-operate in maintaining the general good appearance of the Condominium Property. Garbage and trash shall only be placed outside in the dumpster provided for such. All raw garbage shall be in a bag, tied to prevent spilling. All bags should be placed, not thrown, into dumpster.
- #7 Prohibitions Without prior, written authorization by the owners, the following shall be deemed to constitute nuisances:
- (a) External Fixtures such as clotheslines, antennas, signs and alterations or additions on the outside of building.
  - (b) Drapes or Curtains which are not white or off-white lined.
  - (c) Planting and Gardening in the Common Areas.
- #8 Responsibility of Tenants The lease of a Unit shall recite that the General Rules & Regulations are binding on all occupants.
- #9 Notice of Rules Copies of the General Rules & Regulations shall be furnished to Owners and handed to each Tenant at the time of renting.
- #10 Enforcing Rules If the Manager observes a violation or confirms the validity of a complaint, a verbal warning and invitation to remedy the violation shall be given. If the violation continues or is repeated, a written warning and invitation to remedy it shall be given by the manager from the owners. If this is ignored a more drastic action shall be taken.