

Vondelpark Condominiums
Rules and Regulations
Which Apply to All Owners and Occupants
May 1, 1999

1. **Condominium Association Management.** The Board of Directors (Board) of the Vondelpark Condominiums Owners Association (VCOA) will handle the day-to-day enforcement of the Rules and Regulations, Declaration, and By-Laws. The Board is authorized to take those actions necessary to ensure the compliance of all residents with the standards of the complex.

2. **Leasing of Condominium Units.** An owner who leases a unit shall provide a copy of the lease, fully executed, to the Board. The owner and/or occupant must take extreme care in moving into and out of the complex. Any damage to the common areas of the complex caused by an owner, resident, their agents or visitors will be repaired by the Association at the expense of the owner or occupant. All leases shall provide that the Association may, on behalf of the owner, evict any tenant or occupant who is violating the Declaration or these Rules and Regulations. An owner who leases a unit shall be responsible for advising his tenants of the Declaration and these Rules and Regulations and shall be responsible for any violations or damages caused by the tenants.

3. **Occupancy Restrictions.** Pursuant to Section 7.1 of the Declaration, the Board restricts the maximum number of persons who are permitted to occupy the units. All units are 2-Bedroom units and the maximum occupancy is 4 people in each.

4. **Architectural Control.** No buildings, fence, wall, or other structure shall be constructed or maintained until plans are approved by the Board. No homeowner shall enclose by means of screening or otherwise, any common element including the porch, without prior approval from the Board.

5. **Driveways and Parking Areas.** (See Declaration Sections 7.10 and 7.11)
 - a. No vehicular traffic shall exceed 5 mph within the complex.
 - b. All vehicles shall meet local noise requirements, and automobiles or motorcycles without mufflers in good working order are prohibited.
 - c. No boats, trailers, or inoperative vehicles shall be parked on the complex without prior Board approval. Such vehicles are subject to immediate removal (towing) at the owner's expense.
 - d. Only minimal mechanical work can be performed on vehicles on the complex. Any mess resulting from such work must be cleaned up immediately.
 - e. Each unit is permitted only two vehicles on the complex, one in the garage and a second in available designated parking areas. All parking spaces on the complex will be used on a first-come, first served basis. Additional vehicles, including those of guests should be parked on the street.

f. The driveways and parking areas around the complex have been designed for automobile traffic only. Heavily loaded trucks or moving vans should remain on the main roads to avoid causing damage to the parking area. Any damage resulting from unauthorized vehicles will be repaired at the expense of the occupant and owner.

g. Parking is allowed only in designated parking areas and the driveway shall be kept unobstructed at all times. Exceptions require the advance approval of the Board.

h. Any vehicles which are parked illegally or in violation of Section 7.11 of the Declaration may be removed by the Board or any owner at the expense of the offending party.

i. "Junk" vehicles are prohibited. A junk vehicle shall mean a vehicle which appears in the discretion of the the Board to be in need of repainting or substantial repairs or lacks a current license plate or appears to be inoperable or damaged.

j. To ensure the adequate illumination of the driveways and parking areas, any resident observing an inoperative light fixture should report this condition to a Board member.

6. Pets.

a. No dogs or other animals shall be allowed within the Condominiums, but residents shall be permitted to have a maximum of two cats, so long as all are bonfire household pets and not kept for commercial purposes, do not make objectionable noises or otherwise constitute a nuisance or inconvenience to any residents, and are kept in compliance with all applicable ordinances. Residents shall not permit any pet to run loose around the buildings or about the grounds. Pets shall not be permitted to defecate on the walks, driveways or landscaped areas in or about the buildings and in the event such shall occur, the pet owner must immediately pick up after the animal. Violation is subject to fines after written notice has been given.

b. No feeding of pigeons or other wild birds, squirrels or other wild animals is allowed.

c. Noisy pets, whether inside or outside a unit, will not be tolerated.

7. Outside areas.

a. Porches may not be used as storage areas nor in any way that may distract from the appearance of the building.

b. The use of outdoor grills will be permitted only if it does not disturb other owners or occupants.

c. Residents shall not dry or air clothes on lines or poles hung on the exterior of any building.

d. No awnings or other projections, including wind chimes, shall be attached to the outside walls of the building, and no blinds, shades or screens shall be attached to, hung, or used in conjunction with any window or door of the unit without the prior written consent of the Board. All residents and occupants shall use care in placing items outside the units to ensure that items are not blown around the complex.

8. **Signs and Displays.**
 - a. No sign, decoration, advertisement, notice or other lettering shall be displayed exhibited, inscribed, painted or affixed by any owner or occupant on any part of the unit without the prior consent of the Board.
 - b. No unit owner or occupant shall put solar film or similar products on any windows in the unit without the prior written consent of the Board.

9. **Trash Collection and Removal.** No owner or occupant shall allow garbage cans, supplies, milk containers, or other articles to be placed in the entry areas or common areas. All refuse must be placed in a strong plastic bag, sealed, and deposited into the appropriate dumpster located in the complex. Bags or other trash should not be set beside the dumpster.

10. **Grounds, Sidewalks and Common Areas.**
 - a. The sidewalks, entrance areas and stairs must not be obstructed or used for any purpose other than ingress and egress to and from the units.
 - b. These areas should not be used for the storage or temporary placement of anything. This includes toys, bicycles, etc.
 - c. No owner or occupant shall plant flowers, plants, gardens, or any other shrubbery unless prior written consent is given by the Board.
 - d. Traffic across the landscaped areas is prohibited.
 - e. No owner or occupant shall erect or have erected any form of aerial, antenna, poles, wires or similar objects or unsightly objects of any kind for the purpose of electronic reception of any kind on any roof or building exterior without the prior written approval of the Board.

11. **Fee for Assessment Certificate.** The Association may collect a fee of \$25.00 for the preparation of any certificate regarding assessments.

12. **Window Coverings.** All drapes, shades, blinds, and other window coverings shall be white on the outside and kept in good condition. Exceptions require prior approval of the Board.

13. **Fines.** From time to time as determined by the Board, a schedule of fines for the violation and noncompliance of owners and/or occupants with respect to the Rules and Regulations, Declaration, and By-Laws may be adopted. Fines must be paid when demanded. Owners and/or occupants shall be liable for costs of collection and reasonable attorneys' fees. The Board may impose fines up to \$50 per occurrence, after notice and opportunity to be heard.

14. **Insurance.** The comprehensive insurance on the complex DOES NOT cover the contents of your unit or liability growing out of guests on the premises. Each condominium owner and/or occupant should arrange for insurance coverage for all losses and risks growing out of the ownership and/or occupation of the premises.

15. **No Nuisances.**

a. Owners and/or occupants shall not create any situation wherein their actions or conduct, as determined by the Board, represents a nuisance or disturbance to other residents. This includes, but is not limited to, noise, loud music, late-night parties, offensive cooking odors, etc. Quiet time is to be observed between 10:00 p.m. and 6:00 a.m. each day.

b. Owner and/or occupants shall not store or keep flammable fluids, solvents or toxic materials of any kind in the unit or in outside areas around the units, other than those for common household use.

16. **Utilities.**

a. All owners and/or occupants must exercise diligence in the conservation of utilities.

b. During periods of extreme cold, it is the responsibility of each owner and occupant to maintain a temperature within the unit sufficient to prevent interior pipes from freezing. If an occupant turns the thermostat to a low setting and leaves the unit unattended during periods of extreme cold, there is a risk of pipes freezing and causing substantial damage to the unit and possibly adjoining units. If such damage occurs, Vondelpark Condominiums Owners Association, Inc. shall not be liable.

17. **Amendments.** These Rules may be changed or modified by the Board of Directors of the Vondelpark Condominiums Owners Association, Inc. from time to time.

VONDELPARK CONDOMINIUMS OWNERS ASSOCIATION, INC.