

BRADFORD ARMS CONDOMINIUMS RULES AND REGULATIONS 8/25/2012

GENERAL:

- Owners must notify Management Office of tenants moving in and moving out; \$50 move in/move out fee is assessed to the Unit Owner.
- Unit Owners are responsible for their tenants; No subleasing allowed.
- Damage caused to the common areas or balconies (including building mechanical and plumbing systems from workers hired) will be the responsibility of the Unit Owner.
- All residents are responsible for notifying a Unit Owner or the Management Office of any unsafe unit conditions and/or reporting of maintenance problems.
- All residents are required to keep their unit clean and in general good repair, **including balcony.**
- Noise levels (music, TV, dog barking, etc.) shall at all times be maintained at a level that will preclude annoyance to neighbors, and kept at a very low level between 10:00 PM – 9:00 AM.
- Unruly, unsafe, or obnoxious behavior by residents or guests will not be tolerated.
- No hanging tarps, plants or placing anything on any fencing or common areas of Bradford Arms.

SAFETY ISSUES:

- Windows and balconies are not to be used as entrances or exits for people, pets, groceries, etc.
- Utilize your deadbolts for safety sake; No buzzing of strangers into buildings.
- Electrical equipment to comply with all standard safety rules, etc.
- No gas or charcoal grills may be used on balconies. Only electrical cooking grills are allowed.
- Nothing is allowed to be left/stored in hallways, i.e. equipment, boots, shoes, boot trays, trash, etc.
- No running, rollerblading, skateboarding, bike riding, playing in common areas and parking lot by any and all residents and their guests.
- No flammable, explosive material/chemical (including firearms) may be stored in unit.

MISCELLANEOUS:

- **No pets in rental units, Unit Owners only.** Pets are allowed in the common area/parking lot only if leashed and accompanied by the owner. The owner is responsible for picking up after their pet. Damage or injury of any nature caused by a pet is the responsibility of the Unit Owner. A pet is allowed on a balcony only if it is accompanied by the owner, and cannot cause noise disturbance, cross onto another balcony, damage the balcony, mess on the balcony (no kitty litter for cats), etc.

- Pets that cause a nuisance to other Unit Owners and/or pose a threat of danger to residents will be removed from the property at the discretion of the Trustees.
- No signs, banners, screens, flags, ornaments, or advertising of any kind may be displayed or stored on the exterior doors, balconies, including windows and slider doors.
- Placing, attaching, or storing on balconies any trash, bicycles, toys, wire mesh, wet laundry, etc. is not allowed. Excessive or large items on the balcony will need to be removed.
- Laundry room hours and rules posted in laundry room must be adhered to.
- No flushing in the toilet of tampons, tampon applicators, sanitary napkins, diapers or the like.
- No solicitation in common areas of building.
- No exterior modifications to be made to units; No communication hardware (TV/Dish Antennas, etc.) allowed on property.

PARKING LOT/PARKING SPACES:

- Trucks having a GVW of 8600 lbs or greater, having more than four wheels, or commercial vehicles with business signage, are not allowed to be kept on Bradford Arms property.
- Trash to be placed in dumpster only, and secured in kitchen garbage bags. Cardboard boxes are to be broken down and placed inside the dumpster. No oversized discarded items to be thrown into dumpster or placed alongside dumpster, including electronics and furniture.
- No speeding in parking lot, 10 mph maximum.
- No working on vehicles in the parking lot; No washing of vehicles in the parking lot.
- All residents must park only in the space(s) assigned to his/her unit.
- Only one vehicle per space including motorcycles.
- All vehicles in parking lot must meet the legal requirements to be driven on a public way, i.e.: registered, inspected, insured and in proper driving condition.
- The residents of Bradford Arms are responsible for their guest's behavior and parking.
- **Visitor parking for visitors only.** No overnight parking (11PM-7AM) in the visitor spaces. Any resident with an empty space must use that space for his guest before taking up a guest spot.
- Parking lot and snow removal procedures must be adhered to or risk having your vehicle towed at vehicle owner's expense.

Fines may be assessed by the Trustees through the Management Company on unit owners for violation of the Rules and Regulations. Fines are currently assessed at \$10 after a one-week notice if not rectified, and \$10 per day thereafter until the violation is rectified. The Trustees of the Bradford Arms Condominium Association on behalf of the owners, reserve the right to establish and enforce additional Rules and Regulations as required to ensure safe, secure and pleasant living conditions for all residents of Bradford Arms Condominiums.