

CONDOMINIUM
WAVERLY OAKS CONDOMINIUM

1. No Obstruction of Common Areas and Facilities.

No one shall unreasonably obstruct any part of the common areas and facilities, without prior consent of the Trustees.

2. Toys, Baby Carriages, Bicycles.

No baby carriages, toys, playpens, bicycles, velocipedes, benches, chairs or other articles shall be placed on any part of the common areas and facilities except when such articles are in actual use by a Unit Owner or his family or guests. All bicycles must be stored in the owner's unit or in the bicycle room.

3. Trash and Recyclable Materials.

All garbage, trash and recyclables must be placed in the proper receptacles collection, and no garbage, trash or recyclables shall be placed elsewhere upon any of the common areas and facilities.

4. Exterior Apparatus.

Subject to the Telecommunication Act of 1996, under no circumstances shall any air conditioning apparatus, television or radio antennas, clothes line, clothes rack or any other such device or other items be installed on the exterior of any Unit, or on the common area and facilities, or be permitted to be hung out of a Unit.

- changed number of Board members.
- a. In 2014, there are 4 members. In 2015, the number of Board members required is no fewer than 3 members. If there are only 2 members more than 60 days, then the Board of Trustees can appoint a unit owner.

2. Order of Payments when Applied to the account:

- a. Fines
- b. Special Assessments
- c. Late Fees
- d. Interest
- e. Attorney's fees/cost of collections
- f. Oldest outstanding condo fee

3. Updated the Pet Rule:

- a. Dogs must be kept on leash and walk in certain areas
- b. Any complaints, then a \$5.00 fine can be imposed
- c. Each Day constitutes a different violation
- d. Could be required to remove the dog

4. Late Fees: Scenario for late fee charges

- June 1st Payment: \$280.00
- Payment not received by July 1st a charge of \$25.00 will be added to the account – total amount due for June 1: \$305.00