

NEWHALL CONDOMINIUM **RULES AND REGULATIONS**

These following rules and regulations for Newhall Condominium supplement the Master Deed and By Laws and have been established to prevent unreasonable interference. They apply to units, common areas and facilities. They are intended to enhance community living in a healthy, clean, accountable, responsible and attractive environment. All residents and their guests of Newhall Condominium are subject to the conditions stated below.

1) ***ADDITIONS TO THE EXTERIOR OF THE BUILDING***

- Changes affecting the appearance of the exterior of any buildings, such as skylights, chimneys, decorations, awnings, signs, sun shades, air conditioning equipment, antennas, fans, screens, satellite dishes or enclosures or other changes shall be made only with the written consent of the current Board of Trustees for the condominium (“The Trustees”).

2) ***NOISE***

- Owners, guest and tenants will be expected to reduce noise levels after 11PM so that neighbors are not disturbed. At no time are musical instruments, stereos or televisions to be so loud as to become a nuisance. Advise guests not to slam doors and leave quietly. Noise in the parking lot carries a long way, as does noise in the hallways. Please turn down all loud stereos when entering or leaving the parking lot.

3) ***OUTDOOR EQUIPMENT AND CHILDREN’S PLAYTHINGS***

- Cooking equipment, lawn furniture, bicycles and children’s wheeled vehicles, toys and other personal articles and equipment shall not be left outside the unit (hallways) or in any other common areas (stairwells).

4) ***CLOTHES LINES***

- No clothing, shoes, lines or similar materials or items shall be hung or otherwise left or placed in or on the common areas and facilities. No such articles shall be placed in a unit so as to be exposed to public view.

5) ***IMPROVEMENTS TO COMMON AREAS AND FACILITIES***

- Improvements to the landscaping of the common areas and facilities shall be done only through written permission of the trustees.

6) ***IMPROPER USE OF COMMON AREAS AND FACILITIES***

- There shall be no use of the common area facilities which injures or scars them or the plantings thereon, increases the maintenance thereof, or causes embarrassments, disturbance or annoyance to the owners in the enjoyment of the condominium. This includes such things as leaving junk mail, etc. in the lobby, please dispose of it properly.

7) ***HOUSEHOLD PETS***

- NO dogs are allowed at anytime in the condominium. Permission for indoor cat’s or other pets must be requested in writing and submitted to management for approval or denial by the Board of Trustees. Cats need to be transported through the building in a proper pet carrier.

8) ***PARKING SPACE***

- Owners and their tenants shall be responsible to see that neither they nor their guests parking interfere with the right of other owners or their tenants to the appropriate numbered spaces for the unit. Vehicles parked in the wrong numbered spaces are subject to tow WITHOUT any further notice.
- No repairs or servicing of any vehicles are allowed on the property or within the parking lot. Vehicles that are unregistered and/or have expired inspection stickers will be subject to immediate towing without further notice unless other arrangements have been communicated to management and a specific time frame for removal of the vehicle have been agreed upon. Vehicles that are deemed un-road (sitting with flat tires) worthy will be subject to the same towing procedure.
- All vehicles must be moved during the snow plowing process. If you are going to be away please leave your keys with a trusted neighbor. Vehicles not moved will be subject to towing at the owners expense.

9) ***SIGNS***

- Unit owners may not display “For Sale” or “For Rent” signs in the windows of their units nor may the owners place window displays or advertising in windows of any units. This includes political signs as well.

10) ***ABUSE OF MECHANICAL SYSTEMS or COMMON AREA COMPONENTS***

- The trustees may charge to a unit owner or guest any damage to the mechanical, electrical, elevator, carpeting or other building systems of the condominium caused by such unit owner or guest by misuse or willful destruction of said systems or components. Padding for the elevator walls is available and will be placed by the management upon request. Management requires 24 hour notice.
- Actions such as dragging furniture across and along the carpet causing a burn or permanent mark will be considered such abuse. Furniture should be moved with a dolly or hand truck.

11) ***UNREGISTERED VEHICLES/BOATS/TRAILER STORAGE***

- No trucks, cars or similar heavy duty commercial vehicles, unregistered vehicles, snowmobiles, boats, utility trailers, RV's, boat or camping trailers will be allowed with in the condominium property unless appropriate temporary request has been made in writing and approved by the trustees this include no overnight parking of said items.

12) ***OFFENSIVE ACTIVITIES***

- No owner may use or maintain his or her unit or the common areas appurtenant thereto for any purpose or in any manner which is contrary to any applicable law, rule, regulation or requirement of any government authority, or for any purpose which constitutes a nuisance or be offensive to other owners.

13) ***STRUCTURAL INTEGRITY OF THE BUILDING***

- Nothing shall be done in any unit or in the common areas and facilities which will impair the structural integrity of the building, nor shall anything be done in or on said areas which would structurally change the building.

- 14) ***CHILDREN***
- Children living in the building as well as any visiting the building are not allowed to play in the halls, stairwells or parking area for their own safety. They may play in the small grass area near the back parking lot as long as they are accompanied by an adult at all times.
- 15) ***COMPLAINTS***
- Complaints of violations of these rules and regulations should be made to the Board of Trustees or management in writing. Please note the date and type of violation as well as contact information of the person making the complaint so they can be contacted for more information or details.
- 16) ***NO SMOKING or ALCOHOL PERMITTED***
- No smoking or drinking of alcohol in any common areas (hallways, stairwells, elevator). Please do not throw cigarette butts at the doorways or in the parking lot. Dispose of butts properly in ashtray.
- 17) ***CONDO FEES***
- Condominium fees are due on the first of the month and will be considered late if received after the tenth of the month.
- 18) ***RECYCLING***
- Obey all recycling laws and label on recycle bins. Do not put anything in the recycle dumpster except: newspapers, metal, glass and plastic containers. Please NO trash.
- 19) ***MOVE IN / OUT FEE***
- A move in / out fee of \$50.00 (fifty dollars) will be required from each unit every time an owner or tenant moves in or moves out of a unit. The owner has thirty days to pay this fee to the Newhall condominium association. If the move in / move out fee is not paid within the specified thirty days the owner will be assessed \$100 to their account.
- 20) ***DUMPSTER & SURROUNDING AREA ETIQUETTE***
- Any person dumping items such as batteries, appliances, furniture, mattresses, tables, sofas, chairs, cabinets or leaving large outside of the dumpster will be fined \$100 and assessed directly to your account. All trash should be enclosed in a plastic bag. Large unwanted items can be disposed of by calling management directly any paying the appropriate fee's; see attachment.
- 21) ***WASHING MACHINE HOSES***
- It is required that all washing machine hoses be replaced with reinforced stainless type. You can also replace them with the braided steel type and automatic shut off hoses.
- 22) ***SECURITY***
- No person should ever just “buzz” someone into the community without proper identification or reason for being on the property.
 - No person should allow someone to “piggy back” on their entrance to the building.
 - Police need to be notified immediately of any break in to vehicles or into the building.
 - Police need to be called for any suspicious activity in the parking area or in the building.

- Police need to be notified of any illegal or suspicious activity in the parking area or building.
- After the police have been notified of any type of incident then management should be notified.
- Management needs to be notified of any lights or exit signs out in the building or parking area.
- Management needs to be notified of any locks or doors not functioning correctly.
- The Board of Trustees and Management are not the police. All residents need to take proper safety measures for their own safety as you would living anywhere. Please report unsafe conditions to Management so they can be corrected as soon as possible.

23) ***AMENDMENT TO THESE RULES***

- These rules and regulations may be revised in any way or any time by the Board of Trustees as conditions warrant.

MANAGEMENT CAN BE NOTIFIED OF ALL ISSUES BY CALLING OR E-MAILING
 SILVA ASSOCIATES; PHONE (978) 858-3500
 E-MAIL info@silva-associates.com

FIRST OFFENSE -	WARNING BY LETTER OR PHONE CALL
SECOND OFFENSE -	\$ 50.00 / PER OCCURRENCE
THIRD OFFENSE -	\$ 100.00 / PER OCCURRENCE
WILLFUL DESTRUCTION-	ACTUAL COST TO REPAIR

Revised: 11/1/17