

TOWNE CENTRE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

In accordance with the By-Laws of the Association, Section 30, Subsection L, the Board of Directors hereby adopts the following Rules and Regulations to further promote the well being of Towne Centre Condominium. These Rules and Regulations are in addition to the general rules contained in the By-Laws.

1. Head of the Household Responsibilities

The head of the household is deemed responsible for maintaining the peace and neat appearance within and around the unit and Limited Common Elements assigned thereto; (i.e., control of noise level, car radios, household stereos, etc.), trash, cigarette butts. Unit owners are responsible for their tenants and any lease shall reference these Rules and Regulations. Each head of household is responsible for informing guests of these Rules and Regulations.

2. Grounds

- a) No resident or unit owner shall obstruct any of the Common Elements, nor store anything to obstruct Common Elements. Decks, patios, fire escapes, and hallways (specifically hallways off of Building B entrances) shall not be used for storage. Items stored in these areas will be removed without warning. Unit owners will be responsible for the cost of removal and disposal.
- b) Use of the Building A fire escape is prohibited except during an emergency event.
- c) Smoking on the Building B balconies and Building A fire escape is strictly prohibited.
- d) Owners and/or occupants are to maintain their outdoor area in a neat and orderly fashion. **The use of outdoor grills is strictly forbidden anywhere on the property.**
- e) Storage of trailers, motorcycles, boats, etc. on the Common Grounds is prohibited.
- f) Bicycles must be stored at the provided bicycle rack or within the unit or storage area assigned to that unit.
- g) No automotive work is to be done in Common Elements.
- h) No vehicles shall be placed for sale at the entrance or on the Common Grounds of the Association except in individual parking areas. All vehicles must display current registration. All vehicles should be recorded with the Board of Directors.
- i) No plantings shall be placed or removed without the prior consent of the Board of Directors.
- j) No signs of any type shall be erected, posted or displayed upon, in front of or about any unit or common elements without prior approval of the Board of Directors.
- k) No clothes, sheets, bedding or other materials can be hung from windows, placed on windowsills or draped from a balcony, railing or fence.

3. Parking

- a) The parking of commercial vehicles on the property is prohibited.
- b) Parking in unauthorized areas is prohibited. Vehicles may only be parked in assigned spaces or will be subject to towing without warning at the vehicle owner's expense.
- c) Parking in the fire lane is strictly prohibited. The fire lane must be kept clear at all times. Violators will be towed at the vehicle owner's expense.
- d) There is no parking on the roadway, lawns, in front of sidewalks, or any other spot which will block the normal flow of traffic. Vehicles founding violation of these Rules and Regulations will be towed at the vehicle owner's expense.

- e) Residents must park their vehicles only in the spaces designated for their unit. Vehicles parked in spaces other than their assigned space will be towed at the vehicle owner's expense.
- f) All vehicles must clearly display valid parking permits as provided to Unit Owners by the Board of Directors. Vehicles not displaying a valid parking permit are subject to towing at the vehicle owner's expense. Unit Owners are responsible for the replacement of lost or stolen permits at a replacement cost of \$50.00 per permit.

4. Building B

- a) The sprinkler system in Building B is inspected annually. Vermont Building Safety code requires that all sprinkler heads be free from any presence of paint. If during an inspection, sprinkler heads within the units must be replaced due to the presence of paint, the unit owner will be billed for the cost of the replacement(s).
- b) All units in Building B must have the pass set (doorknob) door lock and deadbolt keyed to the building's master key system.
- c) If a door lock is found not to be keyed to the master system during building inspections. Unit owners will be notified in writing and given 15 days to rekey the lock(s). If the lock(s) are not changed within 15 days, the Unit Owner will be fined \$100 and the lock will be rekeyed by the Association at the Owner's expense. A key will be left for the resident and a copy will be mailed to the owner and tenant, if appropriate.
- d) Unit owners and/or residents will be responsible for gaining access to the unit in the event they are locked out of the unit.

5. Laundry Facilities

- a) Laundry facilities are provided as an amenity to residents. It is expected that residents clean the laundry facilities after use. All clothing should be removed in a timely manner to allow for other resident use.
- b) Laundry machines are not permitted in the units.

6. Rubbish Removal

- a) All trash and refuse must be properly bagged, sealed and placed in the appropriate receptacle.
- b) Bagged household trash only is to be disposed of in the dumpster. Residents and Owners are responsible for the proper disposal of non-household rubbish such as furniture, appliances, electronics, construction material and paint. **Absolutely no furniture shall be disposed of at the dumpster.** Persons who leave furniture in or around the dumpster will be fined.

7. Rental Units

- a) Unit Owners must furnish a copy of the Condominium Rules and Regulations to their lessees, and an agreement to the Rules and Regulations must be included in the lease. The lease shall further require that not more than two (2) persons as per the By-Laws, who are unrelated may occupy the following units; A1-A4, B16 - B19, C1 - C8. No more than three (3) persons, as per the By-Laws who are unrelated may occupy the following units; A5 and B1 - B15. No unit shall exceed these levels without permission of the Board of Directors. Lessees shall sign a copy of these Rules and Regulations as acknowledgement that they are aware of, and agree to abide by these Rules and Regulations.

8. Pets

- a) Only resident Unit Owners are permitted to have pets, cats or dogs only, with specific permission of the Board of Directors. Any resident Unit Owner must submit a written request to the Board of Directors prior to bringing a pet on the property.
- b) Renters are not permitted to have a pet.
- c) The Board of Directors reserves the right to revoke pet ownership privileges should the owner be negligent in their pet ownership duties or the pet poses a safety risk.