

FIELDS GROVE FLATS CONDOMINIUM ASSOCIATION

Rules and Regulations

As residents of Fields Grove Flats you accepted these rules and bound yourself to their enforcement when you purchased your unit. The residents shall, at all times, comply with these rules and regulations and see that they are faithfully observed by their families, guests, tenants and licensees. The rules and regulations are intended to assist in preserving a clean and attractive environment, protecting and enhancing the value of the property. They are not designed to unduly restrict or burden the use of the property.

- 1. The sidewalks, walkways, front porches and entry ways must not be obstructed, encumbered, or used for any purpose other than entering and exiting the premises. Absolutely no carriages, bicycles, shopping carts, trash cans, refuse, furniture, equipment or any other object of a similar type of nature shall be stored on sidewalks, walkways or entryways. The personal property of all residents must be stored within their units. Nothing shall be stored in the Common Areas at any time.**
- 2. No linens, clothing, curtains, rugs, mops, laundry or other articles shall be shaken or hung from or allowed to fall from any of the windows, doors, entryways, or exposed on the Common Areas. These areas must be kept free of refuse, debris and other unsightly materials. No resident shall sweep or throw any dirt or other substance outside of his unit or on the Common Areas.**
- 3. No signs, advertisements, notices or other lettering shall be exhibited, displayed in windows, inscribed, painted or affixed in, on or upon any part of the Condominium by any resident, except notices of general interest which may be posted on the bulletin board. Seasonal decorations of a moderate nature are permitted.**
- 4. No parking shall be permitted on lawns or in fire zones. Cars parked in such areas are subject to towing at the owner's expense. All vehicles should be registered and inspected. All vehicles should be registered with the Management Office.**
- 5. No resident shall store unregistered/uninspected or inoperable vehicles, or similar articles or objects with the parking or Common Areas. Such vehicles shall be towed away at the owner's expense. Under no circumstances shall residents or their guests be allowed to repair or change oil in vehicles on the Common Area.**

- 6. No nuisances shall be allowed on the property. All residents shall exercise extreme care to avoid unnecessary noise and at no times are equipment, musical instruments, radios, stereos, or televisions to be so loud as to disturb or annoy other residents. Undue noise or disturbances should be reported to the Management Office.**
- 7. Nothing shall be done in any unit or in, on or to the Common Areas which may impair structural integrity of the property, or which would structurally or stylistically change a building or improvements thereon. Nothing shall be altered or constructed in or removed from the Common Areas. No resident shall allow the installation of wiring for electrical telephone or television use, air conditioning units or other machines, equipment or fixtures which protrude through the walls or roof of the building or is otherwise visible on the exterior of the building except as presently installed or as authorized in writing by the Board of Directors.**
- 8. No unit or Common Area shall be used for unlawful or improper purposes. No commercial activity of any kind shall be conducted from a unit.**
- 9. No activity shall be done or maintained in any unit or on the Common Area which will increase the rate of insurance on any unit or the Common Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors.**
- 10. No Dogs are Allowed.**
- 11. All requests for service must go to the Management Company. Non-emergency maintenance is performed between the hours of 7:30 AM - 4:00 PM, Monday through Friday.**
- 12. Employees of the Association or Management Company shall not be requested or directed to leave the condominium by any resident at any time for any purpose. No resident shall direct, supervise or in any manner attempt to assert control over the employees of the Management Company or the Association.**
- 13. Interpretation of these rules is the sole discretion of the Board of Directors. Specific complaints of their violation shall be made in writing to: Fields Grove Flats Board of Directors, c/o the Management Company. If the Board finds the complaint justified, it shall take whatever action it deems necessary. The complainant shall be notified by the Board as to what action has been taken.**
- 14. These rules may be amended in any way, at any time, by action of the Board of Directors as conditions warrant. Owners shall be notified of any changes made.**