

THE COUNTRY PLACE CONDOMINIUM ASSOCIATION

POLICY RESOLUTION NO. 13

USE OF UNITS AND COMMON ELEMENTS

relating to general rules of conduct and
use of Units and Common Elements

WHEREAS, Article IV, Section 2 of the Bylaws assigns the Board of Directors "the powers and duties necessary for the administration of the affairs of the Association" and further states that the Board "may do all such acts and things except as by law or by the Master Deed or by these Bylaws, may be delegated to the Board of Directors by the Unit Owners"; and

WHEREAS, Article IV, Section 2(e) of the Bylaws gives the Board the right of "Adoption and amendment of rules and regulations covering the Operation and use of the property"; and

WHEREAS, the Board deems it necessary and desirable to establish certain general Rules and Regulations for the use of Units and Common Elements;

NOW, THEREFORE, BE IT RESOLVED THAT the following be adopted:

I. USE OF UNITS

A. Unit Owners must exercise due consideration at all hours, whether indoors or outdoors, in the operation of radios, televisions, musical instruments, or any other items to ensure that the sound will not disturb others.

B. Drying or airing of clothes or other items is not permitted on lawns, balconies, patios, or from windows within common areas of any building, or in any fashion visible from the outside

C. Bird feeding from the balconies and patios or any other external part of the building is prohibited without Board approval.

D. Use of charcoal or propane gas burners on balconies and patios are prohibited. See Policy Resolution No. 14.

E. All Units are to be used for residential purposes only.

F. Water beds are not permitted in any unit.

G. Draperies, curtains, venetian or vertical blinds must be installed at all windows within the unit.

H. Nothing shall be kept in any of the Units or Common Elements that would increase the insurance rate of the condominium, such as explosives or any other highly combustible items.

I. All trash and garbage shall be placed in trash receptacles that each owner is responsible for acquiring. Trash receptacles shall be stored in the trash storage areas provided for unit. Trash receptacles shall be placed by the curbside for pick-up by the trash removal contractor no earlier than the night before the scheduled removal day. All trash receptacles must be placed back in the designated storage area on the day the pick-up occurs.

II. OCCUPANCY

All Unit Owners are obligated to provide the Association with following information on forms which are available at the Association Office:

A. The Name, address and telephone number of each occupant's place of business, if any, and similar data on persons to be notified in emergencies in addition to any other information requested by the Association.

B. The current license number and general description of each vehicle which will be kept on the Common Elements.

III. GUESTS

An Owner who permits guests to occupy his Unit for more than 48 hours during his absence must register the name, permanent address and vehicle information of such guests with the on-site Managing Agent in advance of such occupancy. A Unit Owner with a Facilities Pass may obtain from the Association Office Guest Passes for their guests, in accordance with Policy Resolution No. 12.

IV. SOLICITATIONS

All door-to-door solicitation is prohibited. Placing of materials under or on Unit doors is strictly prohibited unless express written permission is granted by the Board. Violations should be reported at once to the Association Office and/or Police.

V. USE OF COMMON AREAS

The grounds, walkways, and other common areas shall be used only for the purposes intended. Storage of any article is prohibited on the Common Elements. Pedestrian and vehicular ways shall not be obstructed.