



Terrace Condominium Association

RULES & REGULATIONS

In accordance with Section 7.5 of the Declaration of Springhurst Terrace Condominium, the Board has the authority to adopt and amend reasonable rules. The following rules have been established effective September 1, 2019.

A. Breezeways:

- 1) No personal items shall be stored or kept in breezeways, or outside along building.
- 2) No loitering in breezeways.
- 3) No smoking in breezeways

B. Building:

- 1) Outside storage is prohibited. Clotheslines, garbage bags, and other similar items shall not be located outside of a unit. No clothes, laundry, or other articles shall be hung, exposed or stored in any portion of the condominium or on or about limited common elements, or windows of any until without the prior written permission of the board, except that patio furniture may be stored on patios and/or balconies.
- 2) No signs or flyers shall be posted in breezeways or on mailboxes unless approved by board
- 3) No "For Sale" or "For Rent" signs shall be posted outside homes
- 4) No grills shall be permitted on patios, decks, or in the common areas.

C. Pets:

- 1) Pets shall not be allowed to roam unattended on or about the common areas. All pets must be restrained on a leash while on any of the common areas. In no event shall a pet be left outside unattended, whether tethered or not.
- 2) Pets are not allowed to leave excrement on or within any of the common areas including decks and patios, breezeways, stairs, gangway bridges, sidewalks, and parking lots. Pet owners or person accompanying such pet shall be required to clean up such excrement and properly dispose of the same. Designated pet areas and trash containers are available.
- 3) Each owner shall be liable to the Association for the cost of repairing any damage to any of the common areas caused by the pet of such owner or such owner's occupants.
- 4) No pet shall be allowed to make an unreasonable amount of noise or become a nuisance to any other owners or occupants of the condominium.

D. Misc:

- 1) No bulk items shall be left in the trash enclosures. Bulk trash pick-up can be arranged with the association for a fee.
- 2) Fireworks are not permitted on any of the common ground property.
- 3) Parking in another's carport is not permitted and is subject to fining.