

Rules and Regulations

The unit owners of the McCleary Lofts Condominium Association agree that we do not want to be policed in our own homes. We also agree that some rules are necessary to preserve and enhance our property and maintain a sense of community.

Instead of attempting to cover every situation, be it resolved that McCleary residents interact with one another, the HOA Board, service employees, contractors and representatives of Arnheim & Neely in a respectful, collegial and cooperative manner by observing and respecting the following rules:

- Observe quiet time between the hours of 11:30PM and 7:00AM (7 days a week), in the school building, townhouses, roof decks and common areas. This includes playing of TV, radio, musical instruments, and use of exercise equipment.
- Residents and their guests, contractors, delivery people, domestic workers, health care workers etc. park only in a space assigned to residents or, if available, in parking spaces specifically designated for guest/contractor use.
- No loud construction work may be done on weekends, on recognized national holidays (New Years day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day) or on recognized religious holidays except for emergency repair/restoration work essential for safe occupancy of the unit.
- Nothing may be thrown off any balcony.
- Nothing may be stored in parking spaces other than a currently licensed motor vehicle and a maximum of two bicycles per space.
- No personal items may be stored in the first and second floor hallways deemed common spaces, including the area immediately outside unit front doors.
- Residents are required to place all trash directly in the trash or recycling dumpsters and breakdown cardboard boxes. Items that do not fit inside a dumpster with the dumpster lid securely closed are the responsibility of the resident.
- After every use, residents are required to wipe down equipment in the Exercise Room using the sanitizing wipes provided.
- Residents who use the roof deck and lobby are required to leave those areas clean with the furniture as originally placed.

- The only designated dog relief area is, on leaving the school building and facing 52nd Street, in the far right corner of the parking lot bordering Holmes. Dog waster must be bagged and deposited in the dumpster.
- No smoking outside within 50 yards of the building entrances.
- Nothing may be done in or around the building/common Spaces of the property that is illegal or immoral or that might reasonably be considered as posing an undue risk of damage or injury to others, including but not limited to the use or storage of flammable material, the use or dispensing of illegal drugs/chemicals or the personal conduct of the unit owner, resident, guest, contractor, etc.
- No residents, unit owners or guests of a resident/unit owner, or contractor may alter/change or enhance the structural, architectural or aesthetic condition of the building (or any component within the building) in any manner without the prior written approval of the condominium's Board of Directors.
- If or when a resident, guest, contractor, etc. fails to abide by these reasonable rules or codes of conduct, a due process Rules Enforcement proceeding may be called by the Board of Directors. At that hearing all involved parties will be given the opportunity to be heard. At the end of the hearing the hearing panel (the Board of Directors) decides if the alleged offending party has violated the good neighbor/behavioral standards defined herein and the Board may impose progressive fines that begin at \$50 for the first offense and double with each subsequent offense, plus impose any other sanctions that the Board may deem appropriate. Affected unit owners/residents may pursue any legal remedies available to them against the alleged offender outside of the condominium rules enforcement venue to correct or abate the alleged wrongdoing.

These rules may be amended or expanded at any time by a majority vote of the Board of Directors; a copy of amendments or expansions will be given to each owner of record.

Enforcement authority, if necessary, is provided herein as well as in the underlying Statute and governing documents for this Association.