

ROYAL MANOR CONDOMINIUM

RULES AND REGULATIONS

03/2017

The following rules and regulations were approved by the Royal Manor Condominium Executive Board on March 6, 2017. They are effective immediately. These rules and regulations supplement the Declaration and Code of Regulations, but supersede all previously adopted rules and regulations

1. The driveways may be used only for emergency purpose and to pick up or drop off residents or visitors. The driveways must be kept clear for emergency vehicles at all times, and shall not be used for parking. No unattended vehicles may be left in the driveways for any length of time.
2. Sidewalks, doorways, hallways, and stairways may not be used for any purpose other than passage to, from, and within the premises. No obstacles, impediments or other things may be put or left in these areas.
3. Children are not permitted to play in the lobbies, hallways, stairways, or garages.
4. Each unit owner is liable for the cost of repair or replacement as a result of any damage to any common area caused by himself or herself, any resident of his or her unit, or any visitor to the unit. Each unit owner is also liable for the cost of repair or replacement as a result of any such damage caused by a condition or any other source within his or her unit.
5. There shall be no smoking in the lobbies, hallways, or stairways.
6. Individual storage areas in the basement or on the residential floors may not be maintained in a condition that constitutes a fire hazard. The Executive Board may deny a storage area to anyone who violates this rule.
7. Garbage or trash may not be put or left in any common area other than the trash rooms on each floor of each building. All garbage must be securely wrapped or placed in closed or tied bags before being placed in the garbage cans or thrown down the trash chutes. No bottles, jars, or other glass may be thrown down the trash chutes. Recycling must be separated from trash by resident.
8. The laundry rooms and the sinks may not be used for any purpose other than laundering clothing, linen or other cloth items.
9. No person may be admitted to the buildings unless his or her identity is known to the person who admits him or her. Unit owners and residents may not give any key to any outside door to any person who is not a unit owner, a resident, or an employee of a unit owner or a resident, or a regular visitor. Under no circumstances should outside doors be propped open!

Original July 18, 1984

Rev. June 21, 1989

Rev. March 6, 2017

10. Garbage disposals are not permitted and fine of \$2/day will be imposed effective 7/1/89. No sweepings, trash, garbage, rags, debris, or other items may be put in any drain or toilet.
11. Mops, rugs, clothing, or other material may not be shaken or hung from any window, porch, balcony, or exterior door.
12. The exterior surface of all curtains, draperies, blinds, or other window coverings first hung or installed after August 1, 1984, should be of a neutral color, preferably white for uniformity.
13. Prior written approval from the Executive Board is required for the affixing of objects and painting to the outside of windows, doors, and exterior walls by Unit Owners and written approval by the Executive Board is required for submission of plans for enclosure of a porch or improvements to a deck, porch, or other Limited Common Elements by a Unit Owner.
14. Residents should be considerate of other occupants of the building. Televisions, stereos, and musical instruments may not be played at abnormally high volumes, or before 7:00 A.M.. Exercise equipment and dishwashers may not be operated after 11:00 P.M. or before 7:00 A.M.
15. Eighty percent (80%) of the floor area of each room, other than the kitchen and bathrooms, of each unit shall be covered by padding and carpeting.
16. Pets are restricted as described in the Pet Policy adopted March 6, 2017. Visiting animals must be leashed or carried and shall not be permitted to move about the buildings or grounds, to disturb others, or to do damage to the property. Executive Board may ban any animal from the premises if the animal has not been kept under control or has otherwise been in violation; fines may be imposed and or animal may be removed.
17. Waterbeds are permitted provided Board of Directors are supplied with evidence of Insurance coverage.
18. The garages may be used only to house and maintain vehicles for which spaces have been purchased. Only one vehicle may be housed in any space. Garage spaces may not be used for storage of property that is flammable or that interferes with the cleaning or maintenance of the garages. No obstructions or impediments may be put or left in the garage. No vehicle may be blocked from the space for which it is leased. Vehicles may not be washed or repaired in such place or in such manner as to interfere with the ingress or egress of other vehicles.
19. Garage doors must be kept closed at all times other than when a vehicle is entering or leaving. Doors should be closed immediately upon entry or departure.

20. Unit owners must pay their common charges for any month no later than the tenth (10th) of each month. There will be a \$10.00 late fee after the 10th . The charge for sixty (60) days past due will be \$20.00, for ninety (90) days past due \$30.00, etc.
21. Condominium employees may not perform work within individual units during regular working hours. Employees may perform such work on their own time. Compensation for such work is a matter to be determined by agreement between the unit owner or resident and the employee.
22. A Unit Owner may lease his Unit, in writing, for an initial term of not less than 90 days, provided a copy of the written lease is furnished to the Executive Board within ten (10) days after execution. Garage Units may not be leased for term in excess of one year, provided, however, that such term may be renewed. All leases must provide that rights of all-lessees are subject to the provisions of the Governing Documents and default thereunder constitutes a default under the lease.