

**RULES AND  
REGULATIONS**

Revised Jan. 2011

**RULES AND REGULATIONS  
OF  
THE SUMMIT CONDOMINIUM**

The terms herein shall have the same meaning as defined in the Declaration of Condominium of the property known as THE SUMMIT, A CONDOMINIUM, created under the subject of the Pennsylvania Uniform Condominium Act. All present and future owners, lessees, mortgagees and occupants of the Property and Units of the Common Element and their agents, employees and invitees and any other person or entity who or which use the facilities of the Property are subject to and bound by these rules and all amendments thereof:

**GENERAL REGULATIONS:**

1. The Units and Common Elements (including Limited Common Elements) shall be used only for the purposes set forth in the Declaration and By-Laws.
2. OCCUPANCY LIMIT - Two (2) adults in a ONE bedroom unit.  
Four (4) adults in a TWO bedroom unit.
3. No children under eighteen (18) years of age permitted to live permanently in the building.
4. No commercial enterprises are to be conducted within the confines of the building.
5. Work which would adversely affect the soundness or safety of any part of the building or grounds, or impair the rights of others in the use of common areas is not permitted.
6. Any key/s and or use of entry system entrusted by a resident or non-resident owner to any person not living in the building are and remain the sole responsibility of that resident or owner.
7. Nothing shall be hung, projected or shaken and no dirt or other substance shall be thrown, swept, or otherwise emitted from the windows or balconies of the Building. Nothing shall be placed on, in or projected from the doors (other than interior doors entirely within a Unit), windows or window sills, including without limitation clotheslines, aeriels, signs, air conditioners, ventilators, or fans. Any shades, blinds, drapes, or linings thereof, which may be visible from the exterior of the Building shall be white or cream only.
8. No signs, notices, or pictures may be exhibited, painted or affixed on any part of the outside of any Unit or of the Building, or on the inside of any unit if such sign, notice, or picture would be visible from the outside.
9. Doors in the lobbies, stairways or individual Units ARE NOT TO BE LEFT OPEN, due to fire regulations and safety considerations, and to prevent loss of heat or cooled air.
10. The Bulletin Board located in the lobby may be used to post items for sale, etc., but NOT be used to display political or religious materials.
11. Damage to any portion of the property caused by a Unit owner, resident, or by guests, invitees or visitors including minor children, or by licensees or contractors, shall be repaired at the expense of the Unit owner responsible.
12. Only authorized personnel are permitted on the roof. No sunbathing is permitted.

13. Exterior of individual balconies/patios cannot be painted; interiors may be painted the same color as is.

14. No holding elevator door while having a conversation. If you need the mats put up for moving, ask the custodian a day ahead of time.

15. Children visiting the building **MUST BE SUPERVISED**. Please be considerate of your neighbors - the Units are not soundproof. Supervision is the responsibility of the resident being visited.

16. The sidewalks and entrances shall be used only for access to and from the Units and those portions of the Common areas intended for the use of Unit owners, and shall not be obstructed.

17. All personal property shall be stored within the Units or in lockers.

18. Employees of the Association or Management Company shall not be refused entrance to any Unit, or directed to perform any function other than those for which they are employed.

19. The Executive Board **MUST HAVE** a passkey to each Unit for access in an emergency.

20. No Unit owner shall make - or permit his family, visitors, or lessees to make - any noise or activity that will interfere with the rights, comfort, or convenience of other Unit owners, including, but not limited to, playing a musical instrument, phonograph, television or radio. Quiet time should be between 11:00 p.m. and 8:00 a.m.

21. No unit owner shall put wooden flooring in the living room, dining room, and bedroom/s. Due to the noise factor for the people living beneath, it is necessary to keep these rooms carpeted.

**UNIT REGULATIONS:**

1. Waterbeds are NOT PERMITTED.
2. Owners and renters must have insurance, either homeowners or rental. Lessees should provide previous residence information, how long they lived there, and agree to have a credit report run.
3. Awnings on patios/balconies must be approved by the Executive Board.
4. No radio or television antenna, or satellite dish, shall be erected or installed on the exterior walls of a Unit or on the Common Elements, including the roof.
5. NO animals (including birds or reptiles) of any kind shall be raised, bred, kept or permitted in the Condominium or Units by residents or guests.
6. No bird feeders are permitted on patios/balconies, or on the grounds of the Building. Bread or other foods for feeding of birds, squirrels or other animals shall not be thrown out or placed on patios, balconies, or building grounds.
7. No work shall be done that causes loud noises, vibrations or odors, which shall unreasonably disturb or interfere with the rights, comforts or convenience of other occupants of the Building between the hours of 9:00 p.m. to 8:00 a.m.
8. NO Unit owner or lessee shall keep any explosive or flammable materials or substance in his Unit, except ordinary household products.
9. NO cooking/grilling shall be permitted on balconies.
10. No laundry equipment may be installed in any individual Unit.
11. All radio, television, phonographic, audio or other electrical equipment of any kind, and all appliances installed or used in a Unit shall be up to fire code, electrical code, and municipal code.
12. Water shall not be used in unnecessary or unreasonable quantities. Any Unit owner causing such unreasonable use shall be liable for the cost of the amount used.
13. No balcony/patio shall be added to, enclosed, or otherwise changed.
14. Unit owners and lessees shall keep their balconies/patios free of trash, trash cans and debris.

**RECYCLING REGULATIONS;**

All Unit owners and residents are required to recycle specific categories of waste materials in accordance with the following guidelines.

**1. ITEMS TO BE RECYCLED ARE;**

**GLASS CONTAINERS:** Bottles and jars of clear, green or brown glass.

**EXCLUDED** are non-container glass, plate glass, automotive glass, light bulbs, blue glass and porcelain and ceramic products.

**ALUMINUM:** All empty aluminum beverage or food cans.

**TIN:** (coated steel) CANS

**BI-METAL CONTAINERS:** Empty food and beverage containers consisting of steel and aluminum components.

**PLASTIC CONTAINERS:** Recyclable plastic products are identified, usually on the bottom of the container, by a distinctive triangular symbol which encloses a numeral from 1 to 9.

2. All containers must be rinsed out to remove food, beverage, or other residues before discarding. Lids, caps and bands must be removed from glass containers.

3. If possible, crush cans and plastic containers.

4. For disposal, recyclable items are to be placed in a clear or blue plastic bag, tightly fastened. The bag is to be taken to the first floor trash room and placed in the receptacle marked for recycling, or placed in the outside containers for recyclables next to the trash bins.

**LAUNDRY REGULATIONS:**

1. Hours for laundry rooms are 8:00 a.m. to 10:00 p.m.
2. Users are responsible for cleaning lint screens and for leaving the machines and laundry room clean after use.
3. Heavy buckles or other metal objects which may damage enameled surfaces must not be placed in machine.
4. Make sure you follow the directions for the proper amount of soap to use, because too much soap causes problems.
5. PLEASE do not remove other peoples' laundry from machines.

**RUBBISH REGULATIONS:**

1. Rubbish and other refuse shall be deposited only in the containers specified by the Executive Board, and only at such times and in such manner as the Executive Board or its Agent shall direct.
2. Do NOT throw any refuse down the chute unless it has been double bagged in substantial plastic trash bags, and TIGHTLY FASTENED. No garbage may be placed in any hall trash room at any time.
3. No refuse is permitted down the chute before 9:00 a.m. or after 9:30 p.m.
4. DO NOT throw any glass down the chute.

**GARBAGE DISPOSAL REGULATIONS;**

1. Due to the age of the Building, it is imperative that the garbage disposals be used properly.

DO NOT put the following into the garbage disposals:

Watermelon rinds, bones, corn cobs or husks, onion skins,  
chicken skins, coffee grounds or potato skins.

2. Because two adjacent units share a common kitchen drain pipe, when a plumbing problem arises with regard to the kitchen drain, the rule of the Building is that THE TWO ADJACENT APARTMENTS ARE REQUIRED TO SHARE THE COST OF PLUMBING REPAIRS. This applies whether or not there is a garbage disposal in your Unit. Owners will be billed for this cost by the Management Company.

**PARKING REGULATIONS:**

1. Outside parking spaces are for residents paying for or owning spaces. NO guests are permitted to use these, except with owner's approval.
2. No occupant of the Building shall park any commercial vehicle, trailer, or boat in any area, or abandon any automobile or other vehicle in any parking area or other part of the Common Elements, or block the access to parking spaces other than those assigned to the occupant.
3. Traffic regulations adopted by the Executive Board shall be strictly obeyed by the Unit Owners or tenants, their agents, as well as by members of their families, guests, visitors, licensees and invitees.
4. NO SPEEDING IN THE PARKING LOT.
5. All tenants are responsible for snow and ice removal from their parking spots and the area beside their cars. It is impossible for a snow plow to get rid of snow between the cars. Shovels and salt are in the garbage room. Everyone should also bear in mind that even after the lot has been plowed and salt spread, it does not take long for conditions to get bad again, so be careful while walking.

These Rules and Regulations are adopted pursuant to the Declaration of Condominium and By-Laws and may be enforced in accordance with those documents.

The Executive Board reserves the right to amend these Rules and Regulations as may be required from time to time.

Adopted, as amended, 2-7-2011

WITNESS;

THE SUMMIT CONDOMINIUM ASSOCIATION

Cheryl Greenwood      Vicki Franck