

# Garden Point Condo.



March 1, 2006

These are some of the more important rules and regulations, as well as factual information, which govern our condominium. They are taken from our condominium documents, rules and regulations and by-laws, passed by the Board of Directors and/or the general membership.

The condominium has no manager or employees on its payroll. There is a Board of Directors which includes a President, Vice President, Secretary and Treasurer. Their Powers are:

1. The maintenance, repair, replacement and operations of the condominium and operation of the condominium property and to see that "THE OWNER OF AN APARTMENT IS WILLING AND ABLE TO ASSIST IN THESE RESPONSIBILITIES".
2. To approve or disapprove proposed purchasers and lessees of apartments in the manner provided by the Condominium Documents.
3. To enforce the provisions of the Condominium Documents and the By-laws of the Association and the Regulations for the use of the Condominium property by legal means if necessary.
4. To determine and collect maintenance fees and assessments from the general membership. Also to collect the monthly recreational lease charge as determined by the owners of the Rec. Lease.
5. To designate a parking and a storage space for each apartment.

### GENERAL INFORMATION

1. Common elements are all those areas of the Condominium not included within the apartment and the balcony attached thereto.
2. Use of the recreational facilities and other common elements will be in such a manner as to respect the right of other apartment owners.
3. No owner may make or permit any disturbing noise in the building, whether made by himself, his family or his friends, nor do or permit anything to be done by such persons that will interfere with the rights, comforts, or convenience of the other owners.
4. No animals shall be maintained in the condominium or any part thereof, either on a permanent basis or on a temporary basis.
5. Owners are requested to place guest names on registry on bulletin board.
6. No trucks, trailers, campers or boat trailers shall be parked or stored on the condo property.
7. A parking space is assigned to each apartment, owners with a second car will park both cars front to back in the same space during the season and open spaces are available for owners with a second car from May 1<sup>st</sup> to Dec. 1<sup>st</sup>. No owner shall park his car in a guest spot in anticipation of guests that are to visit. Guest parking permits are now available. If one is not on your guest dashboard, the car could be towed. Please pencil in date so that it may be used over again.
8. Entire apartment may be leased after two years of ownership, provided the occupancy is only by the lessee and his family and for a period of not less than one year. The leasing thereof is subject to the approval of the Board. No rooms may be rented and no transient tenants accommodated. Lessee must be Board approved, for yearly renewal.
9. When an owner is not in residence and he wishes a member of his family to use his apartment and all common facilities, the owner shall give to the Board in writing the names of his relatives and a notification of their arrival and departure. If such relatives

are violating the rules and regulations (including pool rules as posted) the board shall at the owner's expense, notify the owner of such violations and the owner shall be responsible for the acts of his relatives. No person under the age of 21 shall be permitted to occupy any apartment unless their parents or other adults are in residence at the same time.

10. The balconies, terraces and exterior stairways shall be used for the purpose intended, and shall not be used for hanging garment or other objects, or for cleaning of rugs or other household items. All cleaning and drying shall be limited to the common laundry and dryer facilities.
11. There are laundry facilities on each floor, please note times of use posted. Each owner is responsible for their share of cleaning the laundry rooms and elevator area on their floor, also responsibility of cleaning the street side catwalk in front of their apartment.
12. No painting, additions or construction allowed which would change the exterior appearance of the condominium.
13. Prior to any remodeling or construction of a condominium, the owner must deposit \$200.00 to cover any necessary "clean up" or damage to the common areas. This deposit is also required of persons moving into or out of Garden Point Condominium. Deposit (or portion) thereof will be refunded after board inspection.
14. The Board must by law have a key to each apartment to be used only in and emergency, after trying to notify the owner.
15. POOL Please observe all pool rules listed on the board pool side. Children under 12 years of age are not permitted in the pool unless accompanied by an adult. Infants under 3 years of age are not permitted in the pool. Please use large towels to cover the pool furniture to prevent sun tan oil and body oil from getting on the furniture; it is very difficult to remove. It would also be hopeful that young children not monopolize the pool.
16. ELEVATOR Padding is required on floor when moving furniture or other large and heavy objects in or out.
17. Owners who plan to be away any length of time should notify the President or another owner dates of departure and return and where they can be reached in case of an emergency.
18. At all meetings there will be only one vote per apartment.
19. The Board should be notified of the intent to sell by an apartment owner.
20. All complaints and suggestions with relation to the operation and management of the building shall be in the form of a letter addressed to the Board.
21. Sounds travel around water, so be careful what you say if you don't want your conversation over-heard.
22. Garbage pick up is on Monday and Thursdays. The pool is also cleaned on Tuesday and Fridays. REMEMBER WE HAVE NO JANITOR SERVICE. SO PLEASE PUT GARBAGE IN CANS PROVIDED.
23. If needed generators are to be operated from Sunday through Thursday during the hours of 8:00 am. and 10:00 pm. And Friday and Saturday between the hours of 8:00 am and 11:00 pm.

Please advise your guests of these rules and save yourself, the Board and others any possible embarrassment.

The above has been prepared and approved by the Board of Directors for the benefit of all the owners.

These pages are the property of Garden Point Condominium Association. Replacement and/or additional copies are available at \$1.00 each.