

Hill Gardens Condominium Association Rules and Regulations

General :

Each unit shall be used for residential purposes and shall be occupied by no more than four (4) persons.

Common areas including halls, laundry rooms, walks and lawns shall not be used for storage of rubbish or personal property, They shall not be used for sales or gatherings and, in addition, shall always be used with the consideration of other residents in mind.

All doors, including garage doors, must be kept closed at **ALL** times and shall not be propped open; this is to conform to the fire safety codes and to keep pipes from freezing. In addition, laundry room doors are to be kept locked at all times.

Balconies may not be used for personal storage and only seasonal appropriate furniture is allowed. Furthermore, barbecues are prohibited from being on balconies in accordance with Burlington fire and safety codes.

Window dressings, if used, must be of appropriate nature.

No musical instruments, sound systems or noise of any kind shall be loud enough to be heard outside the individual unit.

No dogs are allowed on association grounds (this includes visiting). Residents found to have a dog will be fined \$75.00 per week.

There shall be no portable or supplemental space heaters.

There will be nothing attached to outside unit doors, exterior doors or hallway doors without the written permission of the Property Manager or the Board of Directors.

Each unit is designated one (1) parking space. Parking in a fire lane is strictly prohibited and is subject to towing at the vehicle owner's expense. Furthermore, driving and parking on the lawn is prohibited.

Any cost of damage resulting from either a party or disturbance will be billed to that individual unit when either a complaint by one or more individuals or a police report verifies that said party was held in that unit. Otherwise, all units in that hallway will be assessed equally for the damage resulting.

If provided, property stored in storage unit is at your own risk. The association does not accept any responsibility for theft or damage to this property under any circumstances.

Garbage dumpsters are for normal household trash only. On June 1st of each year, all units will be invoiced a \$100.00 fee payable to Hill Gardens Condominium Association.

Winter:

Following a snowfall of more than two (2) inches, cars are to be removed from their parking space between the hours of 10:00 am and 1:00 pm to allow for the parking lots to be cleaned out.

The association will levy a \$75.00 fine for each violation of the above rules. No warnings will be given. Failure to pay fines may result in eviction and/or forfeiture of security deposit monies.

Effective January 01, 2010