

HILL GARDENS ASSOCIATION, INC.
RULES

General :

1. Each unit shall be used for residential purposes and shall be occupied by no more than four (4) persons.
2. 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. In addition, driving and parking on the lawn is prohibited.
3. Common areas including but not limited to, halls, laundry rooms, walks and lawns shall not be used for storage of rubbish or personal property. Common areas shall not be used for sales or gatherings and, in addition, shall always be used with the consideration of other residents in mind; this includes but is not limited to, no skateboarding and skiing and/or snowboarding.
4. All doors, including entry, and basement doors, must be kept closed and locked at ALL times and shall not be propped open; this is to conform to the fire safety codes. Garage doors shall also be kept closed to keep building pipes from freezing. Should any door, including garage doors be found to be open or propped and a single unit cannot be determined, all those units in that tower or building will be fined \$25.00. In the event a single unit can be determined that unit will be fined \$75.00.
5. There will be nothing attached to outside windows, unit doors, exterior door, hallways or hallway doors, with the exception of management building, zoning and fire permit notices. Window dressings, if used, must be of appropriate nature.
6. Balconies may not be used for personal storage and only seasonal appropriate furniture is allowed. Personal storage includes but is not limited to bicycles, unapproved furniture, trash or recycling.
7. Barbecues are prohibited from being on balconies in accordance with Burlington fire and safety codes, nor are they allowed to be stored on common areas.
8. The City noise ordinance applies 24 hours a day. Unreasonable noise is prohibited. Noise from parties and social gatherings have special regulations. Penalties apply for noise violations including from parties and social gatherings. Should a unit be in violation of the City noise ordinance, they are also subject to a fine by the Association. Complete noise pollution regulations can be found via www.ci.burlington.vt.us/codeenforcement/noisepollution.
9. 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.
10. No dogs are allowed on association grounds (this includes visiting). Residents found to have a dog will be fined through the owner of the unit, and assessed \$75.00 per week until removed.
11. There shall be no portable or supplemental space heaters.
12. 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. In addition, at no time can flammable items be stored, i.e. grills, propane tanks, oil gas, etc.
13. Garbage dumpsters are for normal household trash only. At no time are larger items or construction debris allowed to be dumped in the garbage dumpsters. Each year in late May to early June the Association will bring in roll off containers in the place of the normal dumpsters to dispose of the larger items, primarily due to move outs. These roll offs are for the sole use of Hill Gardens residents only, violators will be prosecuted to the fullest extent of the law.
14. Hill Garden residents enrolled in any local college/university are expected to adhere to their college/university's policies for off campus students.

Winter:

1. After either a snow storm of more than four (4) inches or when posted or when notified by email, vehicles are to be removed from their parking space associated with Hill Gardens between the hours of 10:00 am and 4:00 pm to allow for the parking lots to be cleaned out. Any vehicles not removed during these times will be towed at vehicle owner's expense.

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 a lien placed on the property.