

**Hill Gardens Owners Association  
PO Box 5833  
Burlington, VT 05402**

**Rules & Regulations**

**Occupancy:**

1. Each unit shall be used for residential purposes only and shall be occupied by no more than four (4) persons.
2. Balconies may not be used for personal storage or hanging of laundry. Only seasonally appropriate furniture is allowed. Barbeques and grills are strictly prohibited.
3. No more than four (4) people may be on a balcony at any given time.
4. Window dressing, if used, must be of appropriate nature
5. There shall be no portable or supplemental space heaters.
6. **No pets** are allowed on the association grounds (this includes visiting pets). Residents found to have a dog will be fined \$50.00 per week.

**Parking:**

1. Each unit is allowed one designated parking space.
2. Vehicles in designated parking spot must display the parking permit in the rear window of vehicle in order to prevent towing.
3. The parking lots are randomly patrolled by towing companies. Any vehicle parked without a permit will be towed at the vehicle owner's expense.
4. Driving on the lawn is strictly prohibited.
5. No parking in fire lanes. Vehicles will be towed at the vehicle owner's expense.
6. Visitors must park off premises.
7. Following a snowfall of more than four (4) inches, cars are to be removed from their parking space between the hours of 10:30 AM and 12:00 PM to allow for spaces to be cleaned out. If cars are not removed, the vehicle will be towed at your expense.

**Common Areas:**

1. Common areas including 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 shall always be used with consideration of other residents in mind.
2. Hall, stairways and garage doors must be kept closed at all times to conform to the fire safety codes and to keep pipes from freezing. Laundry room doors are to be kept locked.
3. There will be nothing attached to the outside unit doors, exterior doors, exterior walls and other common areas without the written permission of the Hill Gardens Board.

Lessee: \_\_\_\_\_

Lessee: \_\_\_\_\_

**Noise Control/Parties:**

1. At any time, no musical instruments, sound systems or noise of any kind shall be loud enough to be heard outside the individual unit. Residents must adhere to the City of Burlington Noise Pollution Regulations at all times. For a summary of these regulations go to [www.ci.burlington.vt.us/codeenforcement/noise.php](http://www.ci.burlington.vt.us/codeenforcement/noise.php).
2. Any cost of damage resulting from either a party or disturbance will be billed to the individual unit when either a written complaint by the property manager or a police report verifies that a said party was held in that unit.

Unless stated otherwise, the association will levy a \$50.00 fine for each violation of the above rules. No warnings will be given.

Lessee: \_\_\_\_\_

Lessee: \_\_\_\_\_