

SLATE RIVER CONDOMINIUM ASSOCIATION

Rules & Regulations: Updated August 2016

PETS – Occupants may have one dog per unit provided it does not become a nuisance to any other occupant and under the condition that said dog is not tied, fenced, leashed or permitted to run free on the property. Owners of dogs are to clean up after their dog immediately. (Note: tenants' pets are prohibited under some lessors' leases)

RECREATION EQUIPMENT – No recreational equipment or abandoned vehicles shall be parked, stored or maintained on the premises by any unit owner, tenants, guest or lessee without written permission from the Managing Agent. Recreation equipment is defined to mean boats, campers, trailers of every nature, tents or other like equipment or devices.

BICYCLES – All bicycles must be stored or maintained within the condominium unit or in the bicycle racks provided by the association, or in Building B along 7th Street, suspended from hooks in front of one's own unit entrance. Bikes should not impede access to any doors or walkways.

NUISANCES – No obnoxious or offensive activity shall be maintained or allowed within the Slate River Condominium complex and each unit owner shall occupy and use his condominium unit in a manner that is not offensive to the other owners. No owner, guest, lessee or tenant shall make or permit any noises or electrical waves in the units or play upon any musical instrument or permit to operate a radio, television, loudspeaker, etc. between the hours of eleven o'clock pm and the following nine o'clock am if the same shall disturb or annoy other occupants of the complex.

TRASH – No trash, debris or refuse shall be deposited within the Slate River Condominium complex except within sealed trash containers. No trash, debris or refuse may be stored or kept in stairways, hallways, etc., no fires or burning trash, debris or materials shall be allowed outside any of the units within the association. One trash can per unit of non-food trash may be placed by the curb each week. Food waste is to be placed into the bear-proof trash cans provided by the Association. Recycling is to be placed into the recycling bins provided.

TELEPHONE, TV, AND UTILITY SERVICES – All wiring and/or piping for telephone, cable, broadband, gas, or other utilities is to be done through the crawl spaces. No wiring, aerials, piping, or satellite dishes (other than the satellite dishes on each building already authorized) are permitted on the exterior of the buildings.

BUILDINGS AND GENERAL COMMON ELEMENTS – The exterior of all buildings, including the walls, roofs, windows, doors, entrances, exits, porches, stairways and fences, together with the driveways, walkways and common land areas for the general common elements of the Association. No repairs, alterations, maintenance, improvements nor the affixing of mounting of any devices, items or fixtures shall be made without the express written permission of the Association and as otherwise governed by the Condominium Declarations and Bylaws.

DRIVEWAYS, WALKWAYS & ENTRYWAYS – The driveways, walkways and entryway within the complex and grounds shall at all times be kept free and clear of any

obstructions. No unit owner, guest or lessee shall park their motor vehicles or in any way obstruct the free and unlimited access by the owners, guests or lessees of any other condominium unit. Parking is along Teocalli & 7th Streets and in the spaces between the two buildings.

COMMON AREAS – The common land area of the General Common Element shall be kept and maintained by the Association or its Managing Agent. No individual shall place, keep or maintain any items of personal property thereon without the prior written consent of the Association or Managing Agent.

FIREWOOD – No firewood shall be kept, stored, or maintained unless kept or stored within the condominium unit or, from November through May only, stored on the north-facing deck in front of Unit 5, so that it touches neither the siding nor the deck. From June through October, firewood may be stored at either side of the alley parking area, along the edges of the buildings, neatly stacked one row deep so that it does not touch nor damage the siding.

PERSONAL PROPERTY – Personal barbecue grills, flower pots or planters, and outdoor patio furniture are the only things permitted on the decks. No personal property shall be stored, kept or maintained except within the enclosed interior of the condominium unit. No personal property is to be stored in the common area closet.

LAUNDRY – No laundry or articles of clothing shall be hung, stored or maintained except within the completely enclosed interior of the condominium unit.

PARKING – From November through April, the town’s alternate side of the street parking regulations shall be in effect for parking along Teocalli. Cars parked in alternate side of the street parking areas are to be moved nightly so that snow plowing can take place as needed. Off-street parking for Units 1-4 is provided in front of Units 1-4 facing 7th Street all year long. Off-street parking for Units 5-8 is provided from November through April along Teocalli where marked. Additional off-street parking is provided off the alley. No more than two cars per unit may be parked in the off-street areas at any time.

OWNER RESPONSIBILITY – All owners shall attach a copy of the current Rules & Regulations to all leases for long-term rental.



PENALTIES AND/OR FEES – In the event Managing Agent receives any complaint regarding violations of the above rules, Managing Agent shall notify owners immediately. Owners will have one week to rectify the situation. If the violation is not resolved, owner will be fined \$100 per week or any partial week thereafter, until the violation is rectified. All unpaid fees shall become a lien against the property.

Revised 8/8/2016