

# LaSalle Place Condominiums Community Guidelines

1. Advertisements, posters, or signs are not allowed unless authorized by the Board. The two exceptions to this rule are temporary real estate signs, which must not exceed four square feet in area, and temporary construction signs relating to the renovation or repair of a Unit.
2. All units are to be used for single-family residential purposes only.
3. Renting a unit is permitted, provided that the Unit owner provides a fully executed copy of the lease within 10 days of its execution and that the lease is consistent with the Master Deed, By-Laws, and Rules and Regulations. The Board shall have the power to terminate any lease and/or to bring eviction proceedings in the name of the Landlord.
4. No elements of the condominium are to be used for any unlawful, immoral, or improper purpose.
5. No clothing, laundry, rugs, or wash shall be hung from or spread upon the exterior portion of any Unit or upon any common element. No clotheslines are permitted on the property.
6. Co-Owners shall exercise care to avoid unnecessary noise and disturbing other residents. Use of musical instruments, radios, televisions, and amplifiers that may disturb other Co-Owners is not permitted.
7. No wiring, air conditioning units, television antennae, or other machines may be installed where they are visible from the exterior.
8. No bird feeders shall be allowed on balconies, patios, or lawns.
9. No flower pots, urns, or any type of plant/flower container exceeding (including the potted items) 10 lbs. shall be allowed on balconies, patios, or lawns. The planting/growing of any type of plant, flower, tree, shrubbery, crop, etc. is prohibited unless it is maintained in accordance with this Community Guideline.
10. No skateboarding shall be allowed on the property.
11. No clothes lines shall be allowed on balconies, patios, or lawns. No items, including but not limited to clothes, rugs, mats, and towels shall be permitted to be hung on balcony or patio rails, from windows, or on the exterior portion of any Unit.
12. Pets are allowed, provided however that:

- a. The total number of dogs and cats shall not exceed two in number,
- b. No pet may exceed 25 pounds,
- c. No rabbits, reptiles, primates, poultry, or other livestock allowed as pets,
- d. No dog shall be permitted outside a unit unless the dog is on a leash,
- e. Pet owners are responsible for picking up animal waste in compliance with local ordinances.
- f. Owners of pet(s) exhibiting continued offensive behavior, such as, but not limited to, non-leashing of pet(s) while on property, not picking up animal waste, excessive noise, defecating or urinating within common areas in buildings, will be asked to remove the pet from the Community permanently.
- g. Pet owners or caregivers are to clean up after the pet when it eliminates on the grounds or in a Common Area.
- h. Any damage to the equipment, facilities or grounds of the Common Elements caused by a pet, person and/or personal belonging shall be repaired at the expense of the unit owner with which the damaging party is affiliated. The owner will be responsible for consulting with the Board to appropriately repair or replace damaged items at his/her own expense.
- i. Pets already residing at the Community as of the enactment of these Community Guidelines are exempt from (a), (b), and (c) above.

13. Window treatments must be present on the interior of all windows. Window treatments are to be lined in a white or off-white color.

14. No auction, estate or garage sale, or other sale, whether public or private, may be conducted within the Common Elements or in the improvements thereon without the prior written consent of the Board.

15. Vehicles must be in good working condition and not pose a nuisance to other residents.

16. No large items, including, but not limited to furniture, mattresses, carpeting, construction material, are permitted for disposal in the dumpster. In addition to the fine for violating this policy, the Board will recover the costs of removal from the unit owner affiliated with the violation.

17. There shall be no obstruction of any Common Elements and nothing shall be stored upon any Common Elements(s) without the approval of the Board. No personal items such as furniture, packages, or objects of any kind shall be placed in a common area such as a lobby, vestibule, stairways, area in front of entry door, and other common areas of a similar nature.

18. The Common Elements designated as parking areas are ONLY for automobiles with current license plates and tags that are mechanically operable and regularly used by a resident (with the exception of the occasional and temporary parking of guest vehicles). In addition to the fine for rule violation, items that do not meet this description will be towed at the owner's sole risk and expense. NO auto repairing shall be permitted in the parking areas.

19. Absolutely no buses, trailers, commercial vehicles (not affiliated with an ongoing project or short-term repair), boats or campers shall be parked on the grounds of the complex. •

20. Each owner is responsible for the appearance of doors, windows, patios and balconies as they are viewed from the outside of a unit. The Owner is to keep the unit clean and in good repair.

21. No signs, awnings, canopies, or satellite dishes may be installed without written consent of the Board.

22. Break down large boxes and put all trash in the dumpster.

**Violation of any rule/regulation will incur a \$100.00 fine per each occurrence following an initial warning notice, payable to LaSalle Place Condominiums.**