

Brentwood Manor
Condominium Association
RULES AND REGULATIONS
(Revised 4/18/2023)

A. GENERAL:

1. The common sidewalks, stairways, drives and other access areas shall not be obstructed or used for any purpose, other than for ingress to and egress from the units.
2. No running or smoking in the stairways and hallways of the building.
3. No propping of front or back building entry doors for more than 10 minutes unless for moving purposes and bringing in groceries.
4. The stairways, walkways and other common elements shall not be used for storage or placement of furniture or any other articles including, but not limited to, plants, boxes, shopping carts, bicycles, etc.
5. No owner or guest shall make or permit any disturbing noises to be made in the building(s) or on the premises by owner, friends, tenants, servants or other invitees; nor do or permit anything to be done by such persons that would interfere with the rights, comforts or convenience of other owner or occupants.
6. No owner or guest shall play or allow to be played any musical instrument, radio, TV, Hi-Fi or stereo, tape recorder or the like in the premises between the hours of 11:00pm and the following 8:00am., if such playing shall disturb or annoy other occupants of the building(s). Owners and occupants of the units shall exercise extreme care to avoid making, or permitting to be made, loud or objectionable noise, including playing or permitting the use of any musical instruments.
7. Owners and guest shall not be allowed to put their names in any passageway, vestibule, or stairway of the building(s), except in the proper place on the mailbox provided for use of the units occupied by them respectively.

8. No rugs shall be beaten in hallways or hung from any rails or common structure whether indoors or outdoors, nor shall dust, rubbish, or litter swept from the premises on any room thereof into any of them respectively.
9. Children shall not be permitted to loiter or play on the stairways or in the entryways or any other Common Element not specifically allocated for such use.
10. The laundry facilities are for the exclusive use of owners or renters of the building and may be used from 8:00am to 10:00pm. No wash load should be started after 8:30pm so that it can be completed and dried by 10:00pm. Please clean the lint screen after each use and be sure all equipment and area is clean for the next person to use. Do not discard used laundry detergent boxes/jugs in the waste basket for lint.
11. The premises shall not be used for any other purpose other than for which they were constructed, and no trash, rubbish, sweeping or other substances shall be thrown or strewn about. Any damage to the property of others, including the Common Elements, resulting from misuse of such facility or any nature or character whatever, shall be paid for by the owner of the unit.
12. All damage to the building caused by the moving and/or carrying of articles therein shall be paid by the owner or person in charge of such articles.
13. Nothing shall be thrown or emptied by the owners or their guests, tenants, or servants out of the windows or doors, or in the entryways, or the Common Elements, nor shall anything be hung from outside the windows or placed on the outside windowsill, balconies or patios.
14. No feeding of the wildlife on or about the common areas of the property.
15. Dogs, cats and other domestic pets are strictly limited to no more than two pets. No reptiles are allowed. Owner's residents and their guests will be held responsible and liable for any property damage, injury or disturbance that their pet may cause. Owners of pets that soil the common areas must immediately clean up after their pet. Dogs are to be on a leash at all times.
16. No aerial or connections shall be installed by the owners outside of their respective unit unless prior written approval is obtained from the Architectural Control Committee.

17. Unless the Association gives advance written consent in each and every instance, owners and their guests shall not use, nor permit to be used nor brought into the building(s) or onto the premises any flammable oils or fluid, or other explosives or articles deemed hazardous to life, limb or property.
18. All trash shall be suitably wrapped and disposed of in the dumpster container provided at the west parking lot. No trash or rubbish of any kind shall be left in the walkways or other Common Elements, but shall be placed only in the trash container as provided. No disposal of household chemicals, furniture, mattresses or other large items is permitted in the association dumpster. Violators will be charged for large items left for pick-up.
19. No home occupation shall be permitted unless allowed by law or, in any event, which involves facilities or equipment affecting the existing systems. This clause specifically prohibits occupations, which require the installation of plumbing and/or electrical devices including to, but not limited to, dental offices, the practice of radiology, and similar uses.
20. No owners or guests of units shall post any advertisements or posters of any kind in or on the building except as authorized by the Association. This prohibition shall not apply to the Association or the Declarant under the Declaration, or their respective agents.
21. Carbon Monoxide Detectors, Smoke Detectors and Fire Extinguishers: Each unit must be equipped with a minimum of one (1) carbon-monoxide detector, two (2) smoke detectors and one (1) fire extinguisher and they shall be kept in working order at all times.
22. The Association reserves the right to make such other Rules and Regulations from time to time as it may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all occupants thereof.

B. PARKING AREA REGULATIONS:

1. No vehicle belonging to any owner or to a member of his/her family or guest of any owner shall be parked in such a manner as to impede or prevent ready access to other parking spaces/garages. The owners and the owner's guests will obey any parking regulations posted at the parking areas and any other traffic regulations promulgated by the Association in the future for the safety, comfort and convenience of the owners and others legally using the premises.

2. The owners shall not cause or permit the blowing of any horn from any vehicle in which his guests or family shall be occupants, approaching or upon any of the driveways or parking areas designed to serve the project except as may be necessary for the safe operation thereof.
3. No vehicles shall be left standing in the parking space in a non-operative/unlicensed/expired license condition, nor shall any repairs to vehicles be done in the parking lot or discharge of oil/fluids from the vehicle.
4. The Association reserves the right to remove any vehicles parked in an unauthorized place or manner at the expense of the vehicle owner.
5. Vehicles can only park in front of the garage of the unit owner. Vehicles parked in front of garages that are not theirs will be ticketed and towed.
6. Each Unit is only allowed 3 vehicles on the property, 1 parked in the garage and only 2 vehicles parked within the Community. All vehicles ***MUST*** be registered with the HOA. If your vehicle is not registered with the HOA, it will be towed.

Schedule of Fines

In addition to any other right or remedy available to the Association under the Declaration, the Articles of Incorporation, the By-Laws, or these Rules and Regulations, the Association, by action of its Board of Directors, may assess fines for violations of any of the above governing documents:

These fines shall be paid as ordered by the Association and shall be liens against the Condominium unit of the offending owner within the Brentwood Manor Condominiums. The warning shall be issued directly by the Board of Directors and/or the management company as charged by the Board of Directors. The fines for the third and subsequent violations shall be assessed after notice to the offending owner and opportunity for a hearing before the Board of Directors.