

# **BROOKSIDE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS**

The Association reserves the right to supplement, alter, amend, modify, repeal or revoke any of these Regulations by resolution of its Board of Directors. Any previously adopted Rules and Regulations are hereby replaced by these Rules and Regulations as of July 17, 2018.

## **GENERAL**

All balconies, patios and entryways shall not be used for storage. Balconies and patios are for outdoor furniture. This does not include refrigerators, couches, etc. The entrances, walkways, stairways, sidewalks are to be kept clean and unobstructed at all times.

Household trash shall be deposited in the main dumpster. Cigarettes should be deposited in the ashtrays within your unit, not in grass or on sidewalks.

Any damage to a building, the Common Elements or swimming pool caused by an Owner, his/her family, guests, pets or tenants shall be repaired at the expense of the Owner.

No Owner or occupants shall make or permit any disturbing noises or do anything which will interfere with the rights, comforts or convenience of other Owners or occupants. The noise level from any radio, television, musical instrument or party should be reduced between the hours of 10:00pm to the following 8:00am to a level as not to disturb other Owners or occupants. Keep in mind during the summer months many windows are open and noise will carry more.

## **PETS**

A pet may be kept in a Unit so long as it is not a nuisance. This includes abnormal barking or scratching, actions that are offensive or a menace to other Owners. No breeding will be allowed on the complex.

All pets must be inoculated as required by law. They must be registered with the Property Management Company within 10 days of move-in or possession of the pet.

Owners of pets are fully responsible for personal injuries or property damage caused by their pets, and shall hold the Association harmless from any liability resulting in personal injury or property damage.

Owners are responsible for immediate removal of pet droppings. Sidewalks, landscaped property and personal patios/balconies are not appropriate for animal waste. This also includes the dirt area around the swimming pool. During warm weather, the smell may become very offensive. Any cleanup or repairs on the premises due to pets will be charged to the resident/owner.

There will be no exceptions. Violation fees will be enforced. Owners please inform your tenants of this change.

## **PARKING**

No commercial type vehicles, campers, trailers, boats or recreation vehicles shall be stored or parked on the Common Elements.

All unused vehicles shall not be stored or parked on any part of the Common Elements, including the carports. Unused vehicles shall be any vehicle not used for a period of two weeks or more. A written notice may be posted on the unused, vehicle requesting removal. If such vehicle has not been removed within 72 hours, the Association has the right to remove the same without liability to it and at the expenses of the owner of the vehicle.

All vehicles must have current registrations tags or will be considered as being stored. No vehicles shall be washed onsite.

Carports are not to be used for storage at any time. Any repairs due to damage to the support beams will be charged to the Owner of that designated space.

## **SMOKE DETECTORS, CARBON MONOXIDE DETETORS 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.

## **BARBEQUE GRILLS**

No use and/or operation of barbeques within 10 feet of any combustible material are allowed, i.e. 10 feet away from buildings. This includes natural gas BBQs, charcoal BBQs, Hibachi's and any open flame device. Propane is allowed on decks.