

# **Vance Townhouse Condominiums**

## **RULES AND REGULATIONS**

### **(Revised 3/29/2023)**

1. No resident of the project shall place any advertisement, or posters of any kind on the project except as authorized by the Association. Provided, however, that this shall not apply to the Association or the Declarant.
2. Owners and occupants of condominium units shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or other occupants.
3. It is prohibited to hang garments, rugs and other materials from the windows or to allow unsightly objects or junked vehicles or trash on the patio or parking areas.
4. It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes.
5. No owner, resident, or lessee shall install wiring for electrical or telephone installations, television antenna, machines or air-conditioning units on the exterior of the project or that protrude through walls or windows or the roof of the project except as expressly authorized by the Association.
6. Each unit owner is permitted to plant, at his expense, the area bounded between an extended straight line from each patio divider beyond the driveway but within the perimeter of the fence; as he may plant in any fixed planter on the patio area. The Association may cause such planting, if the areas and planters are not maintained by the unit owner.
7. No pets or animals shall be kept on the project.
8. There is to be no parking in the driveways. Any campers, trailers, boats or other powered or unpowered vehicles, other than family automobiles, will not be allowed in the common parking areas. These vehicles must be placed in a designated area, and the Association shall have the right to charge a nominal rental for the use of said parking area. The Association assumes no responsibility for damage or theft to vehicles parked in said designated area.

9. Noisy vehicles shall not be permitted on the premises; excessive oil dripping on parking areas shall be avoided.
10. Owners may install their own drapes in the units, but such drapes must have a white backing showing from the outside of any windows or patio doors.
11. 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.
12. The Board of Directors of the Managing Agent reserves the power to establish, make and enforce compliance with such additional House Rules as may be necessary for the operations, use and occupancy of this condominium project with the right to amend such from time to time.
13. No open flame grills are allowed within 10 feet of the building. This includes propane BBQ's, natural gas BBQ's, charcoal BBQ's, Hibachis and any open flame device.