

DETAILED RULES AND REGULATIONS  
**BROOMALL CONDOMINIUMS**

1. Building Entrance Security
  - a. Know your caller prior to allowing access to building.
  - b. Do not allow anyone to enter the building without proper identification if you are leaving or entering.
  - c. Do not allow entrance doors to remain open without someone guarding same. **THEY MUST REMAIN AT THE DOOR AREA.**
  - d. Should you notice an intruder or someone acting in a suspicious manner, call the police at once by using the phones in the elevators or calling 654-5151.
2. Garage gates are equipped with automatic closing devices. Gates will automatically close after ten seconds.
3. Elevators are equipped with emergency telephone systems. Any problem with common area equipment should be reported to management via elevator phones. Instructions are included in the inside of the phone box door.
4. All hallways and doors are common areas on the hall side of the wall and should be treated as such, i.e., paint, lights, etc. No one should engage a contractor to do work in the common areas without official approval of Council.
5. Park in the center of the parking space so wheels are parallel with parking stripes. Do not park under the canopy or at rear door any longer than to load and unload passengers or packages. Parking spaces under the building and in parking compound are assigned by number to specific owners. Vehicles parked either in space not assigned or in non-parking areas will be subject to being removed at owner's expense. Only automobile maintenance repairs of a minor nature are allowed in parking areas, provided debris is removed. Exterior water faucets and hoses are only for building and ground maintenance. Request for any other use must be approved by the Condominium Council.
6. Moving must be scheduled with management at least 4 days in advance of move. All moves must be through the rear door only. Any moving of furniture in or out should be done by appointment so that elevators can be prepared. Use freight elevator and move in or out through garage entrance. Trucks shall only use trash entrance gates which will be unlocked at that time.
7. Trash Disposal
  - a. Trash must be disposed of in a plastic secured wrapping.
  - b. Trash is removed from trash room Monday through Friday. Trash which might become offensive in odor, or become a health hazard, should be deposited in the trash dumpster in the yard. Care should be taken with disposition of trash after noon on Friday and prior to Sunday.
  - c. All construction materials must be removed from the site by the contractor and never put in the dumpsters. Paint products should never be put in the dumpster or outside the dumpster. All paint must be taken to the Delaware state disposal site by the owner or tenant.
  - d. Large items and carpets are not to be put in the dumpsters. They should be placed in the area across from the dumpsters. Carpets must be rolled and tied. Large appliances should be removed by the unit owner, preferably by the company who delivers the new appliance. Refrigerators and air conditioners cannot be a special pick-up due to environmental regulations of freon.
  - e. Kitchen drains must be used in the proper manner which prohibits the dumping of grease in same.
  - f. Garbage disposals shall be operated on a regular basis (at least once a week) using only cold water in the operation and allowing the water to run a few seconds after turning off the machine. Cooperation will assist in preventing a stoppage and back-up of sewer.

18. Each unit is permitted (1) one domestic house pet, such as a dog or cat, which when full-grown, will weigh no more than 35 lbs. This pet shall be maintained within the unit at all time and may only be in the common areas for the purpose of entering and exiting the building. The owner is responsible for any and all damages caused to the common area by their pet. Owner shall also be responsible for the proper cleanup and disposal of the pet waste. No reptiles or rodents of any kind may be housed or kept within a unit at anytime.
  
19. Council, for the purpose of access during an emergency or for required property inspections, shall require all unit owners to provide a key to be maintained in a locked key box stored on the premises. Any unit owner who does not comply with this requirement shall be liable for all costs associated with gaining access to their unit in the case of an emergency or required inspection. This access may be forced entry if necessary. The costs include, but are not limited to, the cost of removing the door and any and all costs for repairs of any and all unit and/or common elements damaged while gaining entry. In addition, any unit owner not complying with this requirement will be required to sign an acknowledgement of their understanding of the Associations right to entry and their liability for costs associated with such entry.

Broomall Condominium Council, 2005  
Amended March 2006 with addition  
of rule 18 and 19

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