

## Twin Towers – Balcony Regulations

These regulations are adopted in the interests of having the Condominium property have an aesthetically pleasing appearance, and are not a regulation for safety purposes. Neither the Association or Management regulates the safety of items an Owner, resident, or guest may choose to place on a balcony from time to time, because such safety issues are the responsibility of each Owner, resident, or their guests.

1. Only furniture designed for outdoor use and that appears to be in good condition may be used on patios and balconies. Furniture such as couches and chairs are **NOT** permitted on balconies. Owners and renters must keep items on their patio or balcony neat, clean, tidy, and orderly, and not appear cluttered or unkempt. No furniture shall be permitted on balconies or a patio that seriously detracts from the uniform appearance of the condominium property. All furniture must be of sufficient weight to prevent it from being blown from balconies. Unit owners assume full responsibility for all damage or injury caused by any article dislodged or blown from a balcony.
2. All flower baskets, containers, and all other garden related items must be installed on the inside of the balcony. No items are allowed to hang over the exterior edge of the building or above the sidewalk. All flower boxes must be leak proof. Unit owners assume full responsibility for all damage or injury caused by any article that falls from a balcony.
3. Nothing is to be swept, thrown or dropped from balconies except loose snow. This applies to, but is not exclusive to water, ice, dirt, trash, paper or any other object. Hosing down of balconies is not permitted. It is recommended that balconies be broom swept or vacuumed. (See Cleaning and Maintenance of Baked-on, Powder Coated Aluminum Balcony & Railing Assembly)
4. Throwing cigarette butts off of balconies/patios/terraces is strictly prohibited.
5. Bird feeders, wind chimes, hanging flower baskets and bug zappers are not permitted on balconies.
6. Balconies or the exterior surfaces of the building shall not be used to dry or air laundry, linens, rugs, etc.
7. Only gas grills using propane tanks under 20 lbs. or electric grills that are designed and intended for outdoor cooking are permitted on balconies and only as long as they are kept in good condition and repair and their use is personally monitored at all times. There must be an operable fire extinguisher available close by when in use. Open flame grills, fire pits and appliances are not permitted. The balcony unit owner and occupant are responsible to see that the grill is operated in a location, vented and used in a way that there will be no discoloration or heating of adjacent walls, balcony floors, overhead balconies or balcony railings.

8. All items kept on balconies must be appropriate "outdoor living" items. Items stored on terraces should not be visible from the street.
9. Holiday decorations and lights are permitted 1-month prior and 1 month after a holiday provided such decorations do not pose any hazard. However, the Board has the authority to make final decisions on decorations and lighting displays on balconies. Lights must be fully secured. Balcony lights must be tightly wrapped around rail and must not hang or be able to be blown by the wind.
10. Small appliances such as radios and televisions are permitted, provided the noise levels are controlled to prevent disturbing the other residents and ground fault lines are used.
11. Only area rugs approved for outdoor use of a non-permanent type, are permitted provided they do not extend beyond the edge of the balcony. No floor covering that could result in damage or increased wear to balcony is permitted. Store area rugs inside during the winter months.
12. Weight Restriction: Balconies are designed to support loads up to 40 pounds per square foot.
13. Balconies may be used for recreational use only. Other than functional seasonal outdoor furniture and barbeque units in good condition and repair storage of any items is **NOT** allowed. This includes, but is not limited to, construction materials and tools, bicycles, mops, clothes, blankets, shoes, garbage cans.....
14. Screens, Shutters, Enclosures or Shade Umbrellas are prohibited.
15. No changes to balconies and railing assemblies are permitted without written consent of the Board. Alteration, modification, drilling or penetrating of the balconies floor/ceiling, column or railing assembly is **NOT** permitted.
16. Balcony ceilings, walls, and railings are part of the limited common elements. No painting, alterations or lights are allowed on the balconies without written consent of the Board.
17. No flags, banners, signs or other items can be installed or used in such a way that they extend or blow outside the inside of a balcony (from and outside the railings themselves or as if they were extended straight upward to the ceiling above)
18. Any owner interested in installing a satellite dish one (1) meter or less in diameter should notify the Property Management and obtain instructions for installation, seven (7) days prior to date of installation. Satellite dishes greater than one (1) meter in diameter are prohibited.

19. Satellite dishes may only be installed by way of clamps or other fasteners, but no drilling, or otherwise prohibited per #15 above.
20. Use of plastic, inflatable or makeshift, swimming/wading pools on the balconies is strictly prohibited.