

BRADFORD CONDOMINIUMS

RULES & REGULATIONS

1. Nothing shall be done or kept in any unit or in the Common Areas and Facilities which will increase the insurance rated on the Buildings or contents thereof, without the prior written consent of the Board of Managers. Condominium Unit Owners or their tenants shall not permit anything to be done or kept in his/her unit or in the Common Areas and Facilities which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Areas and Facilities or units.
2. If a Unit Owner's negligence causes loss or damage to a given condominium unit(s) and/or Common Areas and Facilities, the amount of the loss, up to the Association's Deductible, which is currently One Thousand Dollars (\$1,000.00) per loss, will be assessed against that Unit Owner. If loss or damage occurs, The Unit Owner responsible shall demonstrate his/her compliance with the Association's deductible by providing a copy of his/her Homeowner's Insurance Declaration page to the Management Company.
3. Unit Owners who create damage to his/her unit or another unit's or units' property will be totally responsible for all expenses incurred to restore the property to its original condition, and any and all other expenses involved such as attorney fees, court costs and/or filing fees. This responsibility applies whether the damage was caused by the unit owner or by the action of an outside contractor hired by the unit owner or by agents or relatives of the unit owner.
4. No use or activity shall be permitted or maintained in any unit which would be inconsistent with or detract from the high standard and character of the Property.
5. Condominium Unit Owners or Residents shall not cause or permit anything to be placed on the outside walls of the buildings and no signs, awnings, canopies, shutters or the like shall be affixed to or placed upon the exterior walls or windows without prior written consent of the Board of Managers.
6. Condominium Unit Owners or their tenants may install a defined satellite dish or antenna in an "exclusive use" area, which is defined as on the Condominium's roof which has been approved by the Board of Managers. A satellite dish or antenna shall not be installed in or on any Common Area such as a hallway, walkway, driveway, or the exterior walls of any condominium. A satellite dish or antenna may be installed only following approval.
7. No Condominium Unit Owner or Resident shall make or permit any disturbing noises in the Unit or Common Areas and Facilities nor do or permit anything to be done that will interfere with the comfort or convenience of other Condominium Unit Owners. Loud playing of radios, stereos, and TV at any time shall be discouraged.
8. Children shall not play in the hallways or stairways. Children under twelve (12) years of age shall not be allowed in or upon the Common Areas and Facilities unless accompanied by an adult.
9. Entry into units. The unit owners do not provide the Association with unit keys, if the Association is required to enter a unit due to an emergency the cost of entering the unit or damage caused entering the unit will be the responsibility of the Unit Owner.
10. Cleaning of Decks and Patios. The Association does not have keys to the units, therefore it is not practical for the association to enter the units to access the decks and patios. Cleaning the deck and patio areas shall be the responsibility of the homeowner. Units 4 & 7 are required to keep drains cleared. Improvements i.e. paint and tile work is not the board's responsibility. Any future improvements require board approval.

11. Parking Regulations Effective July 1, 2010:
Effective July 1, 2010 parking rules will be enforced.
There will be a maximum of one vehicle per unit, as space is available, parked in the off street alley parking lot.
Each unit will be issued one parking hangtag.
Only one vehicle per unit with parking hangtag will be permitted to park in the off street alley parking, as space is available.
Any vehicle without the parking hangtag will be subject to towing without warning.
Vehicles must be legally registered with City and State.
To obtain parking sticker/hang tag; contact a board member.
The following information must be provided:
 1. Owners Name
 2. License Number
 3. Unit/Apartment #
 4. Must be in good standing. (Dues current or valid payment plan in place)
 5. The parking sticker will be renewed every year in July
 6. Lost sticker/hang tags can be renewed - New paperwork must be completed and a \$10 fee will be imposed.As per previous regulations, the front circle drive is reserved for Unit 12.
12. Chimney Cleaning will be scheduled every October, each unit will be required to pay for their own inspection/cleaning and be present or provide keys to allow entry for inspection. There will be no more Waivers, from now on inspection/cleaning will be required. A fine of \$500.00 will be imposed for all violations. As per Amendment #3 all units are required to have a working smoke alarm and fire extinguisher.
13. Per amendment 4 charcoal and gas grills are not allowed on any balconies or patios.
14. Because of the administrative expense associated with the collection and recording of monthly maintenance fees, the Board has passed a regulation that imposes \$25 late fee, for any dues not postmarked by the 8th of the month. You will be charged a late fee every month you are late for any amount. After 90 days board will place lien. Unit Owner will pay all legal fees involved.
15. Pet Policy – All dogs are required to be on a leash at all times on the property. All residents are required to pick up their dog's waste on the property. Please do not allow your dog to relieve itself in the courtyard area or around the pool. For further information regarding restricted breeds and insurance required please see Amendment 1 to the Bylaws.
16. Criminal Background check – are required for all prospective residents. This will be completed by the management company at the expense of the unit's owner (for rentals), for purchasers it will be at the buyer's expense. The board will no longer accept background checks not performed by the Management Company.
17. Pool Rules: see page 3.

REVISED POOL RULES

Approved at meeting 5/19/07

TO ALL TENANTS

[Tenants refers to residents of the complex only, whether owners or renters. Owners who do not occupy the unit are considered guests.]

1. No GLASS of any kind. [Plastic glasses and cans are preferred containers for any beverage. Glass bottles need to be enclosed in some type of cozy or the contents need to be transferred into a plastic container. THIS IS A SAFETY ISSUE.]

2. No LOUD MUSIC. [Given all residents do not enjoy the same style of music, please be mindful of others.]

3. No running or rough play. [THIS IS A SAFETY ISSUE.]

4. Maximum two guests per apartment. AND

5. Tenants must be with their guests, when using the pool area.

CHANGE: TENANTS WISHING TO HAVE MORE THAN TWO GUESTS ON A GIVEN DAY NEED TO NOTIFY THE BOARD 48 HOURS PRIOR TO THE DAY IN ORDER TO INFORM OTHER TENANTS.

First, there have been situations in the past where friends and friends of relatives have come to use the pool without tenant supervision, either the tenant remained in the unit or was not on property. These incidents put the association at risk not knowing the people and cause ill will when the guests do not act accordingly.

Second, owners who lease their units are considered guests of the unit if they use the pool. The tenant needs to supervise their guests or another resident. The pool is maintained for residents and their guests.

Third, there have been times when two different tenants wanted to have small parties at the same time. There have also been times when one resident basically "took over the pool" when other residents wanted to swim.

With the notification policy, people would be aware when other groups would be present. Please notify the Board via the Management Company

Fourth, tenants are asked to be mindful and respectful of other residents when inviting guests.]

6. Swimmers must shower before entering pool. [THIS IS A HEALTH ISSUE.]

7. Children.

Children are permitted on Tuesdays and Thursdays between 10:00am and 6:00pm. Children are also permitted on Sunday between 12:00noon and 6:00pm.

[Since tenants have children that want to use the pool, times are being set aside for their visits. Tenants are responsible for the behavior of the children and are asked to control running, rough play and noise levels. Children as guests follow the same rules regarding number and supervision. Residents are asked to be aware that there are children present and to monitor behavior accordingly.]

8. No swimming after 10:00PM. [THIS IS A SAFETY ISSUE AND REQUIRED BY THE CITY.]

9. Chairs and tables put back in their proper place.

10. ALL personal items should be removed when leaving pool area.

IN THE EVENT A TENANT VIOLATES A POOL RULE, PLEASE NOTIFY THE BOARD IN WRITING VIA THE MANAGEMENT COMPANY. A WARNING LETTER WILL BE SENT BY THE BOARD TO THE OWNER ASKING FOR THE BEHAVIOR TO STOP. IN THE EVENT THE VIOLATION PERSISTS, THE OWNER WILL BE FINED \$25.00 PER FUTURE VIOLATION WITH POOL PRIVILEGES SUSPENDED FOR THAT UNIT'S OCCUPANTS FOR 30 DAYS.