Building Association   
Rules and Regulations

Updated and Approved by the Board on May 11, 2021

These rules and regulations govern day-to-day activities as of the date above. They are intended to reflect a common interest in maintaining a pleasant, respectful, neighborly environment, while maximizing collective property values.

The rules fall into four categories:

Restatements of rules that are part of the Declaration or Bylaws

Clarifications of rules that are part of the Declaration or Bylaws

Rules that the Board is empowered to develop by the Declaration or Bylaws

Rules added to cover conditions and activities not mentioned in the Declaration or Bylaws

These rules and regulations may be amended at any time by written notice from the Board.

**Definitions**

“Owner” shall mean the owner of one of the six units.

All other definitions shall have the same meanings as those specified in the Declaration.

**General Rules**

Each Apartment shall be used for residential purposes only, except such professional and administrative businesses as may be permitted by ordinance, provided there is no external evidence thereof.

No noxious or offensive activity shall be carried on, in, or upon any Apartment, Limited Common Area, or Common Area; nor shall anything be done therein which may be an annoyance or nuisance to other resident.

No sports, activities, or games, whether organized or unorganized, that might cause damage to buildings, grounds, facilities, structures, or vehicles, or that are an annoyance or nuisance, shall be played in any Limited Common Area or Common Area.

No Owner shall keep any animal within his or her Apartment for any purpose other than as a pet. The number of cats and/or dogs any Owner may keep is limited to the following:

Two small dogs

Two cats

One cat and one small dog

No large dogs are allowed, either as pets of Owners or as pets of visitors. Seeing-eye dogs may be permitted with written approval of the Board.

Owners may keep other types of small pets that are confined to aquariums or cages.

Pets must be on a leash when in the Common Area.