

# TIMBER RIDGE CONDOMINIUM ASSOCIATION

## RULES AND REGULATIONS

(7-21-13 revisions in red)

### 1. PARKING

1. Registration of Vehicles. Each owner and each lessee, renter, or guest of more than 30 days using the Timber Ridge off-street parking shall provide to the Managing Agent the license plate identification for all their vehicles.
2. Long-Term Vehicle Storage. Storage of vehicles for over 30 days shall be on the back side (Durant Avenue) of the building. Persons storing these vehicles shall provide the Managing Agent with a set of keys for each vehicle to facilitate snow removal and required building and grounds maintenance.
3. Abandoned and Junk Vehicles. Any vehicle parked on the premises shall display all required plates, tags, and inspection stickers with current validation. Lack of such shall be grounds for removal of the vehicle from the premises.

### 2. MOTORCYCLES

1. Lessees, tenants, renters, or guests of units shall not be permitted to have off-road, two-cycle engine motorcycles on the premises.
2. Owners shall park and store off-road two-cycle engine motorcycles at the east end of Dean Street (upper parking area), or as directed by the Managing Agent, to facilitate snow removal.

### 3. BICYCLES

Bicycles shall be parked and stored only in the bicycle rack provided, in additional areas specifically designated by the Managing Agent, inside units, or on private balconies.

### 4. DOGS AND PETS

1. Lessees, tenants, renters, or guests of units shall not be permitted to house pets within a unit or to have pets on the premises.
2. Owners who have pets shall be responsible for the conduct of the pets so they do not encroach on the rights of other building occupants. Minimum standards include the following:
  - a. Pets shall not be tethered to any General Common Elements including but not limited to any south entry decks, walkways, stairs, railings, or landscaping.
  - b. Pet food or water bowls or other pet paraphernalia shall not be allowed on the General Common Elements.

- c. Dogs shall not be allowed on the General Common Elements unless attended.
- d. Any owner whose dog defecates on the premises shall immediately clean up and remove the feces.
- e. Continuous barking, howling, whining, etc., which can be heard beyond the unit of origin will not be tolerated.
- f. Effective immediately, all owners who have a dog must annually register their pet with the association and pay a \$250.00 pet fee/animal to offset maintenance costs associated with these dogs. All owners who fail to register their dog(s) with the association will be fined \$500.00/animal, half of which will be considered their annual pet fee. Registration will include a copy of the state licensing pet tag.  
Any owner who rents to a tenant with a dog will be charged a \$500.00 fine upon notification of this violation. (Multiple days of the same rental term may be considered separate violations and subject to additional fines)

5. NOISE

Unit occupants shall be considerate of others, and excessive noise shall be avoided at all times. Noise emissions from all sources shall be minimized between the hours of 10 p.m., and 8 a.m. Specifically, live music and electronically reproduced sound from any source which can be heard beyond the unit from which it originates may be considered excessive.

6. STAIRS AND FRONT DECKS

- 1. Personal Belongings. In the interest of presenting a neat and clean building, personal belongings (barbecue grills, furniture, rugs, clothing, and similar items, excepting door mats) shall not be stored or left anywhere on the premises except in individual units and on private balconies when not in use.
- 2. Firewood Storage. Firewood may not be stored on the second and third level front decks. Firewood may be stored on individual balconies. Ground level units may store firewood in a neat and orderly manner on the concrete entry deck against the stone wall at each end of the building.

7. TRASH DISPOSAL

Unit occupants shall be responsible for depositing all trash, recyclables (glass, metal, and paper), and fireplace ashes in the appropriate receptacles provided at the east end of the building.

8. UNIT KEYS

Each unit owner shall provide the Managing Agent with a set of keys for the unit, to allow access for emergencies and required maintenance.

9. CONSTRUCTION AND REMODELS

1. No work of any kind shall be done on the general or limited common elements of the condominium by any owner without prior written authorization of the Board of Managers.
2. No exterior signs of any kind, other than the name of the owner or a posted building permit, may be placed on the exterior of the building nor on any door nor any window.
3. Renovations-An owner shall not make any modifications or alterations to the unit, nor any installations within the unit, without the prior written authorization of the Board of Managers. Requests for authorization of such modifications or alterations must be made in writing to the Managing Agent and include: a)-a letter and/or plans describing in detail the proposed modifications; b)-posting of a five hundred dollar (\$500.00) refundable security deposit to cover cleaning costs or potential damage repairs to the general or limited common elements; c)- a copy of the General Contractor's business license, liability insurance policy and workmen's compensation insurance policy; d)-a copy of the owner's insurance declaration page naming the association as an additional insured during the length of the remodel; e)- an agreement with the owner that he will be responsible for the removal of all construction debris without the use of association trash facilities; and f)-a copy of the building permit when received.
4. Construction or remodel work shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. Construction or remodel work is prohibited on Sunday.

10. HARD SURFACE FLOORING & NOISE MITIGATION

Hard surface flooring shall be allowed subject to 1) installation of sound insulation consisting of an elastomeric membrane having a minimum ninety (90) mil thickness and meeting or exceeding sound reduction specifications on file with the Managing Agent, and 2) coverage of at least sixty percent (60%) of the hard surface floor area with rugs which shall include a runner in the long hallway.

11. OUTSIDE GRILLS

No open flame appliances or devices shall be used on any balcony or deck or within ten (10) feet of any combustible portion of the building.

12. LEASES TO INCLUDE R & Rs

All owners who rent their units long term (over 30 days) shall provide a copy of the current Rules and Regulations to their tenant and include the Rules and Regulations as part of their lease.

13. ENFORCEMENT

Enforcement shall be in accordance with the Governance Policies as may be amended from time to time.

Adopted September 19, 1994  
Amended November 16, 1998  
Amended June 14, 1999  
Amended June 24, 2001  
Amended January 14, 2011  
Amended July 21, 2013

Timber Ridge Board of Managers