

## **OAKWOOD GARDENS CONDOMINIUM ASSOCIATION HOUSE RULES**

If any of the following House Rules are inconsistent, in conflict or incongruous with the Covenants Conditions & Restrictions (CC&R), the CC&R will take precedence.

1. Occupants will not obstruct walkways, sidewalks or stairways and will not use them for any purpose other than for access to and from condominium units.
2. Bicycles or other personal sporting equipment will not be stored or kept on walkways, stairways, or in the building court.
3. Playing on the stairways, walkways or in the elevator is not allowed.
4. Nothing will be hung on any balcony or walkway railing or out of any window or over a patio fence.
5. Occupants will not make disturbing noise, or allow any other person on his/her premises to make disturbing noise. In addition, occupants, guests or invitees to Oakwood Gardens will not interfere with the rights, comforts or convenience of other occupants.
6. Quiet hours are between 10:00 p.m. - 7:00 a.m. Noisy appliances, loud music, and other such equipment should not be used during these hours if it disturbs, bothers, or annoys any other occupant of the building.
7. Motor homes or trailers will not be parked in the rear parking lot for more than seven days.
8. Parking stalls may not be used for storage or for any purpose other than vehicle parking.
9. Electrical outlets found in the Common Areas are to be used only on a temporary basis for general maintenance of the property.
  - a. No electric vehicles should be plugged into the Common Area outlets, nor shall any owner use any Common Area electrical source for charging electric vehicles.
  - b. Nothing shall be plugged into the electrical outlets for an extended period of time, absent board approval.
  - c. Should an owner or tenant wish to have an Electric Vehicle, they need to arrange to have their own electric meter installed, and receive approval from the board for the same. The Common Use Electrical outlets shall not be used for charging Electric Vehicles.
10. All trash, including newspapers, will be placed in plastic bags with tops fastened before disposal in the trash chutes located on each floor. Cat litter and glass bottles will be placed in heavy reinforced plastic bags with tops fastened to prevent bursting on impact when dropped into the chutes from upper floors to the dumpster.
11. Trash Room doors will be kept closed except when in use.
12. Nothing will be thrown, emptied or swept out of any window or off the floor of any walkway or balcony.
13. Names of occupants will not be posted in any place in the buildings other than in the name directory and on mail boxes in the locked mailroom.

14. Grocery carts provided for the convenience of occupants will be returned by occupants immediately after use to the ground floor. Grocery carts will not be left unattended in the elevator.
15. No exterior shades, awnings or window guards will be installed unless prior written approval is obtained from the Management Committee.
16. No permanent sign, advertisement or illumination will be displayed in any window, balcony or any other part of the building. Discreet signs indicating that a unit is for rent or for sale may be permitted on a temporary basis upon written request to the Management Committee.
17. Occupants wishing to keep one small dog or cat in his or her unit may do so by requesting written consent of the Management Committee and by signing an agreement to comply with the following rules:
  - a. The pets that an owner may keep shall be limited to one dog, one cat, or caged birds. This restriction applies to emotional support and service animals, unless 1) attestation of medical necessity is provided to the board by a duly licensed mental health professional or competent health care provider; and 2) board approval is obtained. No exotic pets will be allowed.
  - b. Occupants who own a pet or allow a pet on the property will assume full responsibility for personal injuries or property damage caused by the pet, and each occupant must agree in writing before obtaining consent to have a pet in the building to indemnify the Association and Management Committee, and hold them harmless against any loss, claim or liability of any kind or character whatsoever arising from, caused by or related to the privilege of having a pet in the building.
  - c. Occupants agree that if the Management Committee determines in its sole discretion that the pet creates a nuisance, or disturbs, bothers or annoys other occupants in the building, or interferes with their quiet and peaceful enjoyment of the premises, the pet will be permanently removed from the property if the problem persist ten (10) days after written notice is given.
  - d. Pets will be kept off lawns and gardens by owners.
18. Occupants will not use any illumination other than electric lights in any unit. Occupants will not use or permit to be used or brought into a unit or storage locker for heating, cleaning or any other purpose, any flammable oils or fluids such as kerosene, gasoline, naphtha, benzene, or other explosive or hazardous material or article that would endanger life, limb or property.
19. Occupants will place on balconies only appropriate patio furniture and planters.
20. The use of gas or charcoal grills is strictly prohibited for use at Oakwood Gardens on any balcony or anywhere on the property that has combustible material within 10 feet. Well-maintained electric grills are permitted for use.
21. No dog houses, bird cages or litter boxes for pets will be allowed in the Common Area. Bird feeding stations above the first floor are generally a nuisance to occupants on floors below, and will not be allowed without written permission from the Management Committee.