

# WINDSOR PLACE ASSOCIATION

## Rules and Regulations

All residents/owners, their guests, and invitees shall be deemed bound by these rules upon their entry onto the condominium regime.

1. No resident shall approach other residents or their guests about any possible violations to the Rules and Regulations of Windsor Place Association, Inc. Any resident/owner who thinks another resident/owner, or their guests, are in violation of any rule or regulation needs to report the possible violation to the Board of Administrators. Threats, verbal abuse, intimidation, harassment, or bullying by any resident to another resident or guest will not be permitted on the premises at any time. All disputes between residents are to be brought to the Board of Administrators for resolution.
2. Residents/owners are personally responsible and liable for any damage to the buildings, grounds, furniture, or equipment caused by themselves, their pets, their guests, or invitees. Residents/owners are to keep and leave all common areas and facilities in an orderly condition.
3. All units must be owner occupied. No leasing and/or renting is permitted as referenced to the August 2007 Amendment to the Windsor Place Association, Inc. Bylaws, as approved by a super majority of the Association members. No portion of any unit may be used as a professional office whether or not accessory to a residential use. No industry, business trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise designated for profit or otherwise, shall be conducted, maintained, or permitted on any part of the property.
4. No unit owner shall sell, lease, or rent the garage associated with their unit to any person, other than a resident/owner of Windsor Place Condominium.
5. Pets are allowed. A "pet" shall be deemed to include any animal kept or maintained on the premises. All pets shall be under the supervision and control of their owner at all times in all common areas of the property. Pets accompanied by guests are welcome and shall be bound by rules for behavior. Residents/owners will be asked to remove their pet(s) from the building if the pet causes any harm, disturbance, or damage to their unit or any other portion of the buildings or property. The decision regarding the removal of a pet from the property will be at the discretion of the Board of Administrators.
6. Smoking is not allowed inside the main building, including individual units and common areas, or within 25 feet of any entrance to the main building. Smoking is not allowed inside the garages.
7. Fireworks shall not be lit or discharged anywhere on the property.
8. The exterior side of all window coverings shall be the original vanilla color mini-blind or be replaced with a white 1" or 2" horizontal blind.
9. The sidewalks and entrances to the buildings shall not be obstructed or used for any other purpose than ingress to and egress from the units.
10. There shall be no obstruction of the general common elements, nor shall anything be stored in the general common elements without the consent of the Board of Administrators, except as

herein in the Bylaws expressly provided. Each unit owner shall be obligated to maintain and keep their own unit in good order and repair in accordance with the provisions of the Bylaws.

- 11. No unit owner shall permit anything to be done, or kept in their apartment, or in the common elements, which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law. No waste shall be placed in the general common elements.
- 12. No unit owner shall make or permit any disturbing noises in their apartment, or within the common elements, or do, or permit anything to be done therein, which will interfere with the rights and reasonable comfort and convenience of other owners.
- 13. Nothing shall be done in or on any unit, or to the common elements, which will impair the structural integrity of the building. Nothing shall be altered, constructed in, or removed from, the general common elements, except upon the written consent of the Board of Administrators.
- 14. No clothing, bedding, laundry, or any other articles, shall be hung outside a unit, or exposed on any part of the common element.
- 15. Each unit owner shall keep their unit clean and in an acceptable state of repair and shall not sweep, throw, or permit to be swept or thrown from their unit, any dirt, debris, or other substance.
- 16. All radio, television, or other electrical equipment, of any kind, installed, or used in each apartment, shall fully comply with all rules, regulations, and requirements of the public authorities having jurisdiction. The unit owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such owner's unit.
- 17. No vehicle belonging to a unit resident/owner or guest may be parked in such a manner as to impede or prevent ready movement by another vehicle. No resident or guest shall be parked long term or overnight on the front circular drive.
- 18. No unit owner, any of their guests, or licensees, shall at any time bring into or keep in their unit any flammable, combustible, or explosive fluid, material, or chemical or substance, except for normal household use.
- 19. Waterbeds are allowed with a proper insurance rider reviewed and approved by the Board of Administrators. A copy shall be provided for the Condominium's Association records. The resident/owner shall be liable for any water or structural damage to common areas or other units.
- 20. Any consent or approval, given under these Rules and Regulations, may be amended or repealed at any time by resolution of the Board of Administrators.
- 21. Complaints regarding the operation of the Windsor Place Association or maintenance of the property, shall be documented and made into a written record by the resident/owner and presented to the Board of Administrators or to the managing agent.

Dated this 1<sup>st</sup> day of February, 2022 and contains 2 pages total, Windsor Place Association, Inc.

By: Erica P. Heiden

Board Member;

By: Wendy M. Brennan

Board Member;

By: May Cooper

Board Member