

GUIDELINES FOR UNIT OWNERS: COLLEGE HILL CONDOMINIUM ASSOCIATION

The purpose of this distribution is to inform all owners and renters of the guidelines mandated by College Hill Condominium Association's Declaration and By-Laws. These restrictions are mandated. Compliance is not optional. It is the intent of the Board of Directors of the Association to educate all owners about these restrictions. We then intend to enforce them consistently and fairly for the good of the whole Association. If you have questions about this distribution or any other matter related to College Hill Condominiums, please contact a member of the Board of Directors.

1. Each unit shall be occupied and used only for private dwelling purposes. Occupancy of each unit shall be limited to:
 - a. No more than three persons per unit;
 - b. ~~No more than one child under 16 years of age;~~
 - c. One pet (dog or cat only, not to exceed 25 pounds). No pet shall be allowed in a unit occupied by a child under 16 years of age. No pets shall be allowed in a unit occupied by three persons.
2. All walks, driveways and parking areas must be kept clear of grills, tools, and unattended objects.
3. No owner may store on the premises a substance or object, which would increase the rate of insurance or result in cancellation of insurance.
4. No activity may be undertaken which may be an annoyance to other owners, including inappropriate use of a musical instrument, television, or radio.
5. The unreasonable or unsightly accumulation of waste, litter, excess or unused building materials or trash is prohibited. Trash and garbage containers must not be visible near an entryway.
6. No house trailers, campers, recreational vehicles, boats, trucks, trailers, tents, shacks may be housed on the premises.
7. No clothes lines may be used on the premises.
8. No signs or permanent obstacles (walls, fixed structures) may be erected on the premises. (You may, however, seek the approval of the Board of Directors for a waiver of this restriction under appropriate circumstances.)
9. Each unit owner must promptly and properly perform all maintenance and repair work within his/her own unit. The Association is responsible for such work on the general and limited common elements appurtenant to each unit (grounds, decks, exterior structure.)
10. No unit owner may alter the structure of the unit, building or adjoining unit.

11. Each unit is provided with one parking space. Use is restricted to this space. Allowances will be made for large gatherings (parties, meetings, etc.). Owners are encouraged to inform neighbors when such gatherings are scheduled to occur.

These limitations are required by the legal documents, which govern operation of College Hill Condominium Association. They are subject to adjustment by action of the Association.

If you believe specific circumstances warrant the granting of a waiver by the Board of Directors, you should approach the President of the Board with your request in writing. The request will be considered by the full Board at one of its regularly-scheduled meetings. You will be invited to attend this meeting to explain your request in person and respond to questions.