TRASH & RECYCLING CONTAINERS

Trash and recycling containers must remain in unit owners' garages with the exception of the evening prior to collection day until dusk on collection day.

Please note any trash not in the provided trash containers will NOT be picked up by the trash company.

Any trash left at the end of your driveway, not removed by the owner, will be disposed of by the Management Company at the owner's expense.

OWNER DISPUTES

Please be advised that the Board of Directors does not have legal authority to settle disputes among unit owners. If you feel verbally assaulted or physically intimidated please contact the local police department. Excessive noise or other issues among unit owners must be settled through the local Police Department. Do not call the Board of Directors or the Management Company as we do not have any authority to settle these issues.

Call Your Local Police Department Immediately

Non-compliance with any of the Rules and Regulations stated herein, will result in the assessment of a $50 fine. Continued non-compliance with these Rules and Regulations and/or the Association By-Laws will result in additional fines until all issues have been resolved and the resident becomes compliant.

GRILLS & FIRE PITS

For safety reasons, grill use is not permitted on balconies or patios and may only be used in your garage approach at a distance far enough to clear the building.

Outdoor portable fire pits are only allowed in your garage approach and must be at least ten (10) feet away from your garage eave. Fire pits must be monitored at all times, when in use, by an adult 18 years of age or older. Pits and grills must be stored in garages when not in use and when they have sufficiently cooled.

HOLIDAY DECORATIONS/CELEBRATIONS

Christmas decorations may be displayed the day after Thanksgiving and must be removed within two (2) weeks after the holiday or when the weather permits.

All other holiday decorations, Halloween, Thanksgiving, Memorial Day, July 4th, etc. may be displayed two (2) weeks prior to the holiday and must be removed within 1 week after the respective holiday.

Decorations may not utilize electricity from outlets or light fixtures paid by the Association.

No loud and unusual noises i.e., fireworks, noisemakers, loud music, parties, etc. will be tolerated after 10pm.
Abuses of this section may be referred to the local authorities.

PLANTINGS

Planting of annuals/perennials are allowed in the rock/ mulched areas only. The planting of trees and shrubs is not allowed unless prior authorization is received from the Property Management Company.

Garden decorations must be limited to balconies, patios, and rock/mulched areas and placed at the unit owner's risk. Damage or loss of these items will not be the responsibility of the Association.

Freestanding urns/pots are allowed outside unit entrances and adjacent to a unit's garage.

Decorations and plantings around the light pole of each courtyard MUST be approved by all of the adjacent unit owners in the corresponding courtyard.

Complaints received from any of the four unit owners will result in removal of the decorations by the Board. Therefore, a consensus must be obtained before any decorations are placed.

Other placements of these items in the common elements must have prior authorization from the Board of Directors. ***No artificial foliage is allowed.***

POOL & YARD TOYS

Children's pools and all yard toys may be placed on the grassy areas and must be removed at the end of the day and placed in the garage for storage. Pools must be emptied as close to the driveways as possible to prevent damage to the lawns.

Residents are prohibited from hanging clothing or similar items on balcony rails overnight. These items must be removed by dusk.

Hanging any items on fences within the Association grounds is prohibited.

SPEED LIMITS / PARKING

Speed limit within the complex should not exceed 15 miles per hour

Parking is only allowed on the individual unit owner's garage approach or in the designated visitor's parking areas. **No parking is allowed on common roadways.**

Parking/Storage of recreational vehicles for a time exceeding one night is not permitted within the complex on common or limited common elements without prior written notice to the Board.

Unit owners shall not perform any repair work of any sort upon any type of vehicles (except in the case of an emergency) on any part of the common elements or limited common elements, including but not limited to outside parking areas.

RENTALS

Rental of units is prohibited except as provided for in the amended Bylaws dated June 4, 2009. There will be no exceptions.

All unit owners with permission from the Board of Directors, ***for short-term hardship rental,*** must show due diligence to sell their units by publically listing units for sale. Permission for hardship rentals will not be renewed following a one year period.

SIGNAGE

Signs of any kind (realtor, sale, political, etc.) are prohibited on the common areas of the complex except announcing open houses, rummage sales, and parties. Signs may be placed on the common grounds the day of the event but removed one (1) hour after the event has ended. Signs may be placed in unit windows.

OUTSIDE FURNITURE

Furniture, other than those on balconies and patios, must be removed at the end of the day and stored in garages.

BIRD FEEDERS

Bird Feeders are only permitted to be hung on each unit owners *limited common areas* (i.e. your patio or balcony). Bird Feeders are prohibited on the common areas of the complex including on any association trees or poles. Bird feeders are limited to one per unit (excluding hummingbird feeders) and each unit owner is responsible for cleanup, in and around, your feeder.

ATTACHMENTS

Attachments of any kind to the exterior of the buildings, siding, gutters and/or aluminum soffits are strictly prohibited. This includes stick-on names, numbers, etc. attached to doors or siding.

If you feel you must attach a seasonal hanging decoration, please use magnetic hooks which are easily removable or wreath hooks which hook over top of door and do not damage the door.

Flag pole brackets, hanging baskets, bird feeders, etc. may only be attached to the wood balcony.

SATELLITE DISHES

Permission and notification for installation must first be approved by the Board of Directors via the completion of the form provided by the Management Company.

Any dishes installed without permission from the Board of Directors and submission of the correct form to the Management Company, will be removed at the owner's expense.

Satellite dishes may be allowed and must only be affixed to the balcony railing, or free standing on a pole, provided and installed, by the satellite dish company, next to buildings in the rock/mulched areas. If you have any questions on placement call the Management Company. Any damage caused by installation, improper installation or removal, will be repaired at owner's expense. Any damage caused by installation, improper installation or removal, will be repaired at owner's expense.

PETS

As of the publication date of these Rules & Regulations (June 21, 2017) - unit owners are limited to one (1) dog and two (2) cats in their units at any one given time.

Pets must be licensed by the Town of Somers and comply with the Town and/or Village of Somers' ordinances. (Ordinance 12.1 Licenses & Permits; 9.07 Public Peace and Good Order; Ordinance 9.24 Sanitation).

All pets must be leashed and/or under the immediate control of their owners or person in charge of said animal when walking on the common grounds of the Association.

Pets may not be staked or tethered when their owners are not outside and in the immediate area.

Dog excrement must be immediately removed and disposed of by the pet owners

Anyone reported not picking up their dog's excrement will be sent a warning letter from the Management Company.

Further violations will result in a ***$50 fine to the pet owner*** for each reported occurrence**.**

Additional infractions may also be reported to the Town of Somers which may result in additional fines and/or citations as per Town and/or Village ordinances**.**

(pets continued)

Pet owners are encouraged to refrain from allowing their pets to urinate on plantings within the common elements. Excessive damage, as deemed by the Board of Directors, to any condominium grassy areas caused by allowing your pet to urinate or defecate in the same place over time, will be replaced at owner's expense**.**

Excessive barking by a dog determined to be a nuisance by any resident should be reported first to the dog's owner for resolution. If subsequent action is needed then a report should be filed with the local authorities.
(Municipal Code 25.04)

Any pet demonstrating aggressive behavior towards anyone, or any pet, should be immediately reported to the local police and Property Management. These animals will not be tolerated within our complex.

All pet owners are encouraged to register their pets with the Property Management Company by completing a "Pet Registration Form" (see attached document).

This information allows The Board and Property Management Company to ensure compliance to the rules for individual dog owners. Compliant dog owners, should not, and will not, be held responsible for the few owners who are non-compliant to the rules.