

**Market Street 112 Condominiums**  
**Homeowner's Rules & Regulations – Last Amended June, 2013**  
**RULES ALSO APPLY TO RENTERS AND VISITORS**

**INTERIORS**

All windows shall have draperies/blinds of white or light material showing to the exterior. No sheets, blankets, towels, etc., are allowed.

**EXTERIORS**

Exteriors cannot be altered and must remain uniform as set forth in the By-Laws. No clothing/towels are to be hung from the outside of windows. Front and rear entrance doors are not to be left open and unattended for any length of time. These are secured building entrances and should remain closed.

**NOISE**

Excessive noise is not permitted at any time. Any noise that creates a disturbance for any occupant, regardless of its source, may be deemed excessive. This definition includes, but is not limited to stereos, television and musical instruments. Market Street 112 has hardwood floors which can also cause a problem for the occupants "underneath". Please be considerate.

**PETS**

All dogs must be under the control of their owner at all times when outside the unit and must be attended by owner at all times. Please do not let your pet relieve himself in the common areas. Pets are allowed for owners only. **No tenants may keep a pet.** Pets are not permitted to be tied or left unattended on common areas. Pets must be on a leash while outside the unit. Any damage caused by the pets will be the responsibility of the pet owner.

**LEASED UNITS**

Each owner is responsible for their tenant(s) and insuring that they abide by the rules and regulations to the extent the law will allow. Tenant prospects must be accompanied by the owner or rental agent when viewing the units and door code is not to be given out.

**GUESTS**

Guests are the responsibility at all times of the occupant being visited. Use of the common facilities is permitted with the understanding that the occupant insures that the rules and regulations are upheld by the guests. When occupant is away and guests are to use the unit and common facilities, it is expected that the occupant will provide their guests with a copy of the rules and regulations currently in force. Use of the common facilities to occupying guests will then be the same as for the occupant.

**STAIRWELLS AND LANDINGS**

No trash is permitted. No storage of any type is permitted including, but not limited to lawn chairs, coolers, boxes, etc.

- **1<sup>st</sup> Notice of Violation to a homeowner to correct violation within 15 days**
- **2nd Notice of Violation to a homeowner warning that if violation is not corrected within 15 days a \$50 fine will be imposed; and**
- **Notice of \$50 fine for violation and if not corrected within 15 days a per diem fine of \$50 will be charged.**

**NO SMOKING IS ALLOWED IN ANY OF THE COMMON AREAS OF THE BUILDING**