

University Commons Condominium Associations Rules and Regulations

The Executive Board welcomes the assistance of all unit owners in the enforcement of these rules and regulations. Violations should be reported in writing to the managing agent of the condominium, and not to the Board or officers of the Association. The managing agent will give notice of the violations to the violating unit owner and any appropriate action. Unit owners are responsible for the compliance of their guests, invitees and tenants.

No boats, trailers, mobile homes, vans or commercial vehicles shall be permitted at the condominium without the proper written consent of the Board. No vehicle which cannot operate on its own power shall be permitted at the condominium. Repairing vehicles at the condominium is prohibited.

Parking is by permit only. Please see University Commons Parking Policy.

The sidewalks, entrances, roadways and similar areas of the common elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominium; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored thereon.

The personal property of the unit owner/tenant must be stored in their respective units.

All refuse, waste, bottles, cans, and garbage shall be securely contained in plastic bags and stored in trash containers in designated areas of the condominium. The unit owner shall be responsible for any costs resulting from failure to comply with this provision, including, but not limited to, the cost of removal of any improperly placed refuse, waste, bottles, cans or garbage and the cost to repair any resulting damage. In addition, failure to comply with this provision could result in the assessment of a fine by the Board to be paid by the unit owner.

Toilets and other plumbing shall not be used for any purpose other than those for which they are constructed. No sweepings, rubbish, rags or other foreign substances shall be thrown in them. The cost of any damage resulting from misuse shall be borne by the unit owner.

No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or on the common elements.

To maintain a uniform and pleasing appearance of the exterior of the buildings, no awnings, canopies, shutters, screens, glass, enclosures or projections shall be attached to the outside walls, doors, windows, roofs, or other portion of the buildings or on the common elements.

No unit shall have any aluminum foil placed in any window or glass door, nor any reflective substance placed on any glass except such as approved by the Board for energy conservation purposes.

Where curtains are other than white or off-white, they must be lined, or "underdraped" or "black-out" draped in white, which liners must be approved by the Board.

No unit owner, nor his family, guests, invitees or tenants, shall make or permit any disturbing noise in the buildings, or upon the common elements, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other unit owners. No unit owner shall play or permit to be played any musical instrument nor operate or permit to be operated a phonograph, television, radio, sound amplifier or other sound equipment in his unit in such a manner as to disturb or annoy other unit owners. No unit owner shall conduct nor permit to be conducted, vocal or instrumental instruction or practice at any time which disturbs other unit owners. Minimum volumes of all sounds and sound producing equipment shall be enforced between the hours of 10:30 pm and 8:00 am. All other unnecessary noises, such as bidding good night to departing guests and slamming car doors, should be avoided between these hours. Carpentry, carpet laying, picture hanging or any trade (or-do-it-yourself) work involving any noise must be done between the hours of 8:00 am and 6:00 pm.

No radio, television or other electronic installation may be permitted in any unit which interferes with the television or radio reception of another unit.

No exterior antennae shall be permitted on the buildings or common elements, except as is approved by the Board.

No noxious or unusual odors shall be generated in such quantities that they may permeate to other units or the common elements and become annoyances or become obnoxious to other unit owners. Normal cooking odors, normally and reasonable generated, shall not be deemed violations of this regulation.

No fires, cooking devices or other devices which emit flames, smoke or dust shall be allowed on any balcony.

There shall be no solicitation by any person anywhere in the condominium for any cause, charity or any purposes whatsoever, unless specifically authorized by the Board.

Unit owners shall be liable for all damages to the buildings caused by receiving deliveries, or moving or removing furniture or other articles, to or from the buildings.

Children will be the direct responsibility of their parents or legal guardians who must supervise them while they are within the condominium. Full compliance with these rules and regulations and all other rules and regulations of the Association shall be required of such children.

Unit owners are not permitted on the roofs for any purpose, except as otherwise permitted by the Board.

Unit owners, their families, guests and tenants shall not appear in, nor use the common elements except in appropriate attire.

Food and beverages may not be consumed in the common elements, unless specifically authorized in writing by the Board.

Every unit owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations from time to time may be adopted, as amended from time to time. Failure of a unit owner or occupant to so comply shall be grounds for action to recover sums due for damages, injunctive relief or any combination thereof.

Anything to the contrary herein notwithstanding, these rules and regulations shall apply to all other unit owners and occupants even if not specifically so stated in portions hereof. The Board shall be permitted but not required, to grant relief to one or more unit owner from specific rules and regulations upon written request therefore and good cause shown in the sole opinion of the Board.

Violation and Penalty Policy for University Commons Condominium Association

The Board of Directors for the Association has adopted the following violation and penalty policy.

1. Notice
 - a. One warning notice will be placed on the unit door with a copy mailed to the unit owner noting the violation.
 - b. A site inspection will be performed after the grace period has expired. If the violation has been corrected, the matter will be closed. A remaining violation will result in further compliance actions. The Association reserves the right to extend the grace period or issue subsequent notices to better define the violation.

1. Penalties

- a. Penalties consist of fines and necessary contractor fees. If a contractor is required to correct the violation, any and all costs will be assessed to the unit owner.
- b. If the unit owner does not correct the violation, additional fines will be assessed on each subsequent site visit wherein the violation remains or occurs again.
- c. Fine Schedule: No Warnings will be issued. Fines will double after one occurrence.

Trash	\$50.00, plus \$10.00 per day trash remains after grace period has expired.
Parking	\$50.00, plus cost to repair any damage to grounds, when applicable Parking is permitted only in designated, striped parking spaces
Parties	\$100.00, plus trash fine, if applicable. Fine also covers failure to cooperate/comply with security.
Pets	\$50.00, plus \$10.00 per day until pet removed from property
Other	\$50.00 Included, but not limited to, vandalism, removal of signs, disturbing the peace, fireworks or any other action deemed by the Board to be dangerous activities.

- d. Notice of the fine and any other related charges to the unit owner. Any penalty not paid within (10) days from the date of notice will be added to the unit's account. The unpaid balance will accrue interest and will be pursued for collection, which may result in a lien against the unit.

3. Appeals

- a. Appeals for assessed penalties **MUST** be made in writing, addressed and delivered to the office of the Management Company. The unit owner must perform any and all appeals only.
- b. Appeals will be reviewed by the Board at the next regularly scheduled Board meeting, with notice of the Board's ruling issued after the meeting.
- c. The Board reserves the right to invite the appealing unit owner to the meeting.
- d. Unit owners attending a meeting for appeals will not be heard without the prior written appeal and scheduling with the office of the Management Company.
- e. The finding of the Board is final. Additional appeals will not be considered.

University Commons Parking Policy:

Parking at University Commons is by permit only. All cars must display a University Commons permit at all times. Parking permits will be issued to each resident after they sign the rules and regulations. This permit **MUST** be properly displayed from your rear view mirror at all times. Permits in the floor, dash, or on the seat will not be considered properly displayed. Two guest tags will be issued per apartment. Towing for vehicles without permits will be enforced.

Parking is only allowed in designated, striped spaces. Any cars parked in the fire lanes, in front of the buildings, next to the curb, on the sidewalk, or in any grass is considered illegally parked. Any car parked over the line of a parking spot is considered illegally parked. **TOWING FOR ILLEGALLY PARKED VEHICLES IS 24 HOURS A DAY. TOWING FOR VEHICLES WITHOUT PARKING PERMITS IS ENFORCED DURING THE HOURS OF 11:00PM TO 7:00AM.**

If you lose your parking permit, there is a \$25.00 charge, which must be paid before a new parking permit will be issued.

If your car is inoperable or unlicensed, regardless if you have your parking permit in place and/or parked in the appropriate space, you will be towed.

The towing company is Mark's Towing Service 828-3200.

Wilson Property Management and/or University Commons Condominium Association will accept no liability for a vehicle being towed.