

# **WILLOW WOOD CONDOMINIUM**

## **Rules & Regulations**

**Prepared By  
Zalco Realty, Inc.  
Managing Agents**

WILLOW WOOD CONDOMINIUM

RULES AND REGULATIONS

The Board of Directors of the Council of Unit Owners of Willow Wood Condominium has adopted the following Rules and Regulations for the mutual benefit of the owners and occupants of the condominium units therein ("Units"). These Rules and Regulations may be modified from time to time by the Board of Directors as it deems necessary to promote the safety and welfare of the owners and occupants of the Units. The Management Agent has been authorized and directed by the Board of Directors to uniformly enforce the Rules and Regulations at all times.

1. The sidewalks, paths, driveways, and other areas for use in getting to and from parking areas, Units and/or common elements shall not be obstructed or used for any purpose other than for ingress to and egress from the parking areas, Units and/or common elements.

2. Unless specific portions of the common elements are designated by the Board of Directors for such purpose, no portion of the common elements shall be used for the storage or placement of any articles, including, but not limited to, furniture, boxes, shopping carts and the like. No offensive or unsightly materials may ever be stored or placed on the common elements.

3. Patio furniture may be placed on balconies or patios which are limited common elements appurtenant to any Unit(s). No unsightly or offensive material may be placed or stored on any balcony or patio and the Board of Directors may request that any such material be removed from any balcony or patio. In the event any Unit owner fails to comply with a request of the Board to remove any unsightly or offensive material, the Board may, after reasonable notice to such Unit owner (except in the case of an emergency), remove such unsightly or offensive material at the expense of such Unit owner.

4. No Unit owner or occupant shall make or permit to be made any disturbing noise in the common elements or in the Units by himself, his family, friends, tenants, employees, servants or invitees; nor permit anything to be done by any such persons as would interfere with the rights, comfort or convenience of other Unit owners or occupants. No Unit owner or occupant shall play or allow to be played any musical instrument, radio, TV, hi-fi, tape recorder or the like if the same shall unreasonably disturb or annoy any other Unit owners or occupants.

5. Unit owners and occupants shall not be allowed to put their names in any entry or passageway, or other common element, except in the place designated for same by the Board of Directors, or in the mailbox provided for the use of the Unit occupied by them.

6. No rugs shall be beaten on common elements, nor dust, rubbish or litter swept from the Unit or any other room thereof onto any of the common elements. Unit owners and occupants must deposit all rubbish or litter in the designated areas and receptacles provided for such purpose.

7. Persons shall not be permitted to loiter or play in any common element not specifically designated as a play or recreation area.

8. The water closets and other water, plumbing and disposal apparatus shall not be used for any purpose other than that for which they were constructed. No sweepings, rubbish, rags, newspapers, ashes or other substances shall be thrown therein. Any damage to the property of others, including the common elements, resulting from the misuse or neglect of such facilities or from the misuse or neglect of any heating, cooling or electrical apparatus or facility shall be paid for by the owner of the Unit who caused the damage.

9. The repair of all damage to the common elements and property of the Council of Unit Owners resulting from the moving and/or carrying of furniture and/or other articles therein shall be paid for by the Unit owner or the person in charge of such articles.

10. Nothing shall be thrown or emptied out of the windows, patios, balconies or doors of any Unit, or thrown or emptied in the common elements, nor shall anything be hung from outside the windows or on the patios or balconies or placed on the outside window sills of any Unit.

11. Common utilities shall not be used or left running for unreasonable or unnecessary lengths of time.

12. No one shall interfere in any manner with the heating, cooling, hot water, lighting or similar apparatus in or about the buildings and common elements.

13. No awnings or window guards shall be used except as shall be put up or approved by the Board of Directors.

14. The Management Agent, by authority of the Board of Directors, shall retain a passkey to each Unit. No Unit owner shall alter any lock or install a new lock on any door leading into the Unit without the prior consent of the Board of Directors. If such consent is given, the Unit owner or occupant shall provide the Management Agent with a key for its use. A charge may be made for opening a Unit owner's door.

15. Unit owners and occupants, their employees, servants, agents, visitors, licensees and their families will obey the parking regulations posted at the parking areas, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit owners and occupants. Double-parking shall not be permitted, except in case of emergency.

16. The Unit owners and occupants shall not cause or permit the blowing of any horn from any vehicle in which his guests, family, tenants, invitees or employees shall be occupants, approaching or upon any of the driveways or parking areas serving the Condominium, except as may be necessary for the safe operation thereof.

17. The owners and occupants of the Units shall in general not act or fail to act in any manner which unreasonably interferes with the rights, comfort and convenience of other Unit owners and occupants.

18. Unit owners will faithfully observe the procedures established from time to time by the Board of Directors or the Management Agent with respect to the disposal of garbage, rubbish and refuse.

19. Unit owners, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any buildings.

20. No Unit owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.

21. Solicitors are not permitted in the buildings. If a Unit owner is contacted by one, he should notify the Management Agent immediately.

22. All personal property placed in any portion of the buildings or any place appurtenant thereto shall be at the sole risk of the Unit owner.

23. No radio or TV aerial or connection shall be installed or shall extend outside of Units.

24. Dogs, cats and other domestic pets are allowed, provided that the same shall not disturb or annoy other occupants. Any inconvenience, damage or unpleasantness caused by such pets shall be the sole responsibility of the respective owners thereof. All such pets shall be kept under the direct control of their owners at all times and shall not be allowed to run free or unleashed or to otherwise interfere with the rights, comfort and convenience of any of the Unit owners or occupants.

25. Unit owners shall at all times provide covering for no less than eighty percent (80%) of the floor area of their respective units either by wall to wall carpeting or individual rugs.