

Aunt Tempy's Condominium Trust

Rules & Regulations

Revised May 2018

Common Area (Definition)

Common areas consist of any area outside any unit footprint, with the exception of legally established appurtenant patios, steps and decking, which are currently in place, and which are for the exclusive use of the unit owner. (Any patio or decking requested from this date forward, should be approved via a submitted plan, by the Board of Trustees.)

Common Area Restrictions:

Sidewalks, entrances, driveways and passages shall not be obstructed or used for any other purpose than for ingress and egress from unit. The common areas may not be obstructed, or used for personal storage, including but not limited to: vehicles, furniture, pets etc.

A 410.00

Fees

The maintenance fee is due the first of each month. If the payment is not received by the 15th of the month, there will be a \$10.00 late fee. A \$25.00 fine/month will apply to fees over 30 days in arrears.

Trash

All garbage, refuse and waste shall be securely wrapped and placed in the dumpster provided. Cartons must be broken down.

Noise

No owner or occupant shall make or permit any disturbing noises to be made in or on the premises, by the owner (s), their family, friends, tenants or other invitees nor permit anything to be done by such persons that would interfere with the rights, comfort or convenience of other owners or occupants. No owner or occupant shall play, or allow to be p-played any musical instrument, radio, YTV, Hi-fi or the like at a decibel level particularly between 10:00 PM and 8:00 AM, that will disturb or annoy other residents.

Septic System

Aunt Tempy's is on a fragile septic system, not a city sewer. Because of this, special care needs to be paid attention to use of all unit fixtures that empty into the septic system.

Only water can be poured down the kitchen sink. No grease or food or liquids other than water may be disposed of in the kitchen. In the bathroom, the toilet cannot be used for disposal of wipes (even those labeled disposable), or any feminine products, Q-tips, kitty litter, or any other rubbish, rags, or anything other than human waste.

Insurance

Owners should have their own insurance policy for the contents of their unit. Owners are responsible for paying all deductible amounts contained in the Association's insurance policy.

Keys

It is recommended that all owners leave a key to their unit with a neighbor for emergency use. If an emergency arises, the owner will be responsible for payment to a locksmith if a locksmith is needed for emergency entrance.

Pets – Tenants cannot keep any pets or animals. Owners may keep a dog or cat. No other animals or reptiles are allowed. Pets may not be bred or

boarded. Owners are responsible for cleaning up any defecation by their pets. All dogs must be leashed when walked on common areas. They may be tethered outside for short periods of time, only if the owner is nearby. They may not run loose. Rabies shots for cats and licenses plus proof of insurance for dogs, must be given to the Management Co. Trustees reserve the right to ban any pet they deem to be a nuisance or danger to others.

Fine Schedule Guidelines

For rules that are violated

= 20.00

2. Non-conform TO RENTAL POLICIES \$100.00

Hazardous Materials:

Residents may not install or operate in the premises any machinery, or use any illumination other than electric light.

No flammable oils, flammable fluids, explosives, or any other articles or any other articles deemed hazardous can be brought onto the property. Barbecue grills cannot be kept on decks or patios any closer than 10-15 feet from the house.

Insurance: Owners are responsible for paying all deductible amounts contained in the Association's insurance

Keys:

It is recommended that all owners leave a key to their unit with a neighbor for emergency use. If an emergency arises, the owner will be responsible for any locksmith.

Use of Units:

The use of units shall be used for residential purposes only. No commercial or business uses shall be undertaken or permitted therein.

Rentals:

Any unit rented more than three times per calendar year, or any single rental for a period of less than one month will be at the discretion of the Trustees. A copy of each

lease and the Tenant information Form will be furnished to Management prior to occupancy.

Sale of Units. When any owner plans to sell their unit, they should contact the Management Company for a "sale of Units sheet.

Signs:

No signs of any kind can be placed on windows or doors, exterior surface or any common areas. Owner and occupant name signs are allowed except as authorized. The only exception is in the event of an owner selling their unit. In that instance, a sign may be put in the corner of the property on Parker Rd. and a sign placed outside unit, for purposes of an open house.

Vehicles

No vehicle may be parked in such a manner as to impede or prevent ready access to another owner's parking space. No one may park in a space reserved for another person. No unnecessary horn blowing is allowed on the property. No auto repairs are allowed on the property. No vehicle that is unregistered, disabled or lacking an Inspection Sticker may be parked on the property. No recreational or commercial vehicle may be parked on the property.

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