

HOUSE RULES FOR EAST BAY CONDOMINIUMS

The Homeowners Association, through its Board of Directors, has established the following rules for all occupants (owners, renters and guests) of East Bay Condominiums. Compliance with these rules will allow for maximum use and enjoyment of the facilities at East Bay. Violation of the House Rules will be brought to the attention of management personnel and the Board of Directors. Violators will be subject to injunction or liability for damages and will also be liable for attorney's fees and any other costs associated with enforcement. The Board requests your cooperation in making East Bay a very pleasant place to live.

PUBLIC AREAS

- A. The common sidewalks, driveways, entrance halls, stairways and passageways shall not be obstructed or used by any resident for any other purpose than ingress to the units in the building. They are not to be used as play or storage areas.
- B. No vehicle belonging to or under the control of any resident, guest or tenant shall be parked in such a manner as to prevent the exit of or entrance of another vehicle or fire equipment. Vehicles shall be parked within marked and designated spaces. Boats, trailers and other large vehicles shall be parked only with permission of the management in spaces designated by them. Occupants must be prepared by 8:00 a.m. to move vehicles to allow for snow removal. Vehicles hampering snow removal will be towed at owner's expense.
- C. All residents shall exercise reasonable care to avoid making or permitting to be made, loud or disturbing noises. This includes the playing of musical instruments, radios, stereos, T.V. sets, amplifiers, etc . . . and the use of kitchen appliances such as dishwashers and disposals after 11:00 p.m. or any other time so as to disturb the other residents and their guests.
- D. Waste Materials: The garbage disposal can be used only to dispose of normal waste. **DO NOT** dispose of grease, bones and fibrous material through the disposal unit. **DO NOT** dispose of sanitary napkins or other similar material through the building's plumbing system. These materials should be placed in the dumpsters. Fireplace ashes should be placed in **RED** containers labeled ASHES ONLY. **DO NOT** put them in the dumpster, or on the patio.
- E. The use or storage of flammable materials for starting fireplace fires is not permitted. Charcoal grills must have a fireproof surface underneath them.
- F. Any malfunction that occurs in the unit should be immediately reported to the Management Company at 468-0611.
- G. **ANY DAMAGE TO THE GENERAL COMMON ELEMENTS OR COMMON PERSONAL PROPERTY CAUSED BY AN OWNER, HIS TENANTS, OR GUESTS SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THAT UNIT'S OWNER.**
- H. Tenants and guests at East Bay are **NOT** allowed to keep pets. Owner's pets must be registered with the Manager. If a pet is considered, as solely determined by management, to be objectionable to other residents because of noise or ungovernable actions it must be removed from the condominium area immediately. Local leash laws will be obeyed. The Board will determine the fines to be levied relating to objectionable pets.
- I. The clubhouse is open from 10:00 a.m. to 10:00 p.m. daily. Only owners, owner's guests and bona fide renters at East Bay are permitted in the Clubhouse. No children under 14 are permitted in the clubhouse without an accompanying adult. **DO NOT** leave young children unattended in the hot tub or sauna. Management will enforce the clubhouse rules and persons who do not comply will be asked to leave. The management and the Homeowners Association assume no responsibility for accidents or injury in connection with use of the clubhouse or recreation rooms.
- J. Dishwashers are not to be left unattended while in operation.
- K. Balconies and patios shall be used only for the purposed intended. Open balconies must be kept neat so as not to be offensive to other residents.