

# EAGLE CONDOMINIUM ASSOCIATION

## Rules and Regulations

APPROVED BY THE BOARD OF MANAGERS March 27, 2007

The following RULES AND REGULATIONS are established by the Board of Managers to ensure mutual respect and consideration among and between all the occupants of Eagle Condominium Association and to allow for their peaceful enjoyment of their homes.

1. Laundry facilities are provided in each building for the convenience of all residents of that particular building. Each person shall assume the responsibility for proper care and use of such facilities and shall be responsible for prompt removal of laundry. Such facilities shall be used between 8:00 am and 10:00 pm only.
2. Occupants have the right to quiet enjoyment of their homes. Therefore no noisy parties, illegal or immoral acts, drunkenness, vulgar language or disturbing actions are permitted anytime day or night. From 10:00 PM until 8:00 AM, residents and their guests shall maintain a quiet time. During this quiet time, noises of any kind shall be kept at a very low minimum, so as not to disturb other residents. This quiet time includes activities inside parked vehicles, driving vehicles around the complex, walking around the complex, banging doors while entering and exiting the buildings, going up and down stairs, on balconies, and inside all units. Please be aware and respectful of your neighbors that are trying to sleep at night.
3. Nothing shall be hung or shaken from windows or balconies. Nothing that could be a safety hazard, in case of strong winds, shall be left on balconies, nor shall sitting or climbing on railings be allowed.
4. Garbage, compacted and wrapped so as to prevent odors, shall be placed in containers provided in the garage areas. Two blue recycling containers are also located in the garage area of each building. County recycling regulations MUST be followed.
5. Occupants are asked to cover windows of their units with white or light colored drapes, light sheers, or light colored blinds to maintain the harmonious appearance of the units. Use of white roll up blinds ONLY is permitted on balconies.
6. No dogs, cats, or other animals shall be permitted in the individual units, in the buildings, or on the grounds either on a temporary or permanent basis. In the event of an extenuating circumstance, please see a board member.
7. No vehicle which is leaking gasoline or oil shall be parked in a garage or on the premises. No fuel or flammable material shall be left in a garage or storage area. This includes propane tanks and gas grills. Accumulation of auto accessories (old tires, batteries, etc.) is prohibited in garage areas. Damage caused by any vehicle shall be the responsibility of the unit owner. The use of a garage for storage shall be temporary and minimal. **NO PROPANE TANKS ARE TO BE STORED ANYWHERE ON THE PREMISES.**

8. Use of a freezer, dehumidifier, or any other electrical appliance in a storage area is not allowed without written permission from the Board of Managers.

9. Vehicles shall be parked on the blacktop areas only and out of traffic patterns. The one-way traffic patterns shall be adhered to as posted. Due to fire code violations, there is to be no parking in front of garage doors.

10. Unless used in connection with the maintenance of the property, no commercial vehicles of a weight of two (2) tons or more or any unlicensed vehicle of any type shall be permitted to remain overnight on the property. No boats, campers, snowmobiles, mini-bikes, or similar vehicles shall be operated on or stored on any portion of the property except with the consent of the Board of Managers.

11. Garage doors shall be kept closed at all times except when entering or exiting the garage. To maximize available space for guest parking, residents are to keep their car in the garage whenever vehicle is on the premises for more than one (1) hour. Due to fire code regulations all vehicles are to be driven in (NOT backed in), and there shall be NO vehicles left running unattended AT ANY TIME in the garage area. At NO TIME should a vehicle be left running in a garage with the garage door down.

12. The careful use of charcoal grills is allowed only in designated areas as per map.

13. All exterior doors and all doors to garage areas are to be kept closed AND LOCKED at all times.

14. No dish antennas or aerials are to be installed on condominium units.

15. The central vacuum equipment provided shall be taken to a unit only when the occupant is ready to use it, and shall be returned promptly to its storage location. The user shall be responsible for proper use of such equipment. Because of the noise, the vacuum system may be used between the hours of 8:00 am and 10:00 pm only. Vacuum equipment is not to be taken from one building to another.

16. The common elements shall not be obstructed, littered, defaced, or misused in any way, nor any changes made without Board approval. Nothing is to be taped to painted walls in hallways.

17. All units shall be used for single family residence purposes only, and, if resided in by three or more persons, such persons shall be members of the same family. No portions of a unit, other than the entire unit, may be rented, and no transients, IE: tenants occupying the premises for less than six months, may be accommodated.

18. Every unit owner shall be liable for any and all damage to the common elements and the property of the Condominium caused by that owner, his tenants, or his visitors.

19. Every unit owner must perform promptly all maintenance and repair work to his own unit, which, if omitted, would effect other areas of the Condominium property. Owners will be responsible for any damage and liabilities that failure to perform such maintenance and repairs may cause.

20. Except for seasonal plantings approved by the Board, no unit owner shall move, remove, and add to, or otherwise change the landscaping of the property in any way. Sidewalks should be utilized to help maintain attractive lawn areas.

21. Any Purchase Agreement or Lease for any unit must include a signed statement by a prospective buyer OR tenant indicating that the Rules of this date have been received, read, and will be complied with. A copy shall be given to the Board.

22. Any damage done to building or lawn during moving in/out by tenants or owners will be the responsibility of the owner.

23. There is to be NO SMOKING in any common area - hallways, garages, or laundry rooms.

24. No sports activities are to be allowed on common grounds. Sun bathing is to be limited to one's own balcony.

25. No commercial or business activity is to be allowed. There is to be no advertising signs except "To Rent" or "For Sale."

26. Any suggestions or requests regarding the operation of the Condominium complex should be made in writing to the Board.

27. If common charges are not paid within ten (10) days of the due date, a late charge of \$15.00 will be levied for each 10 day increment.

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

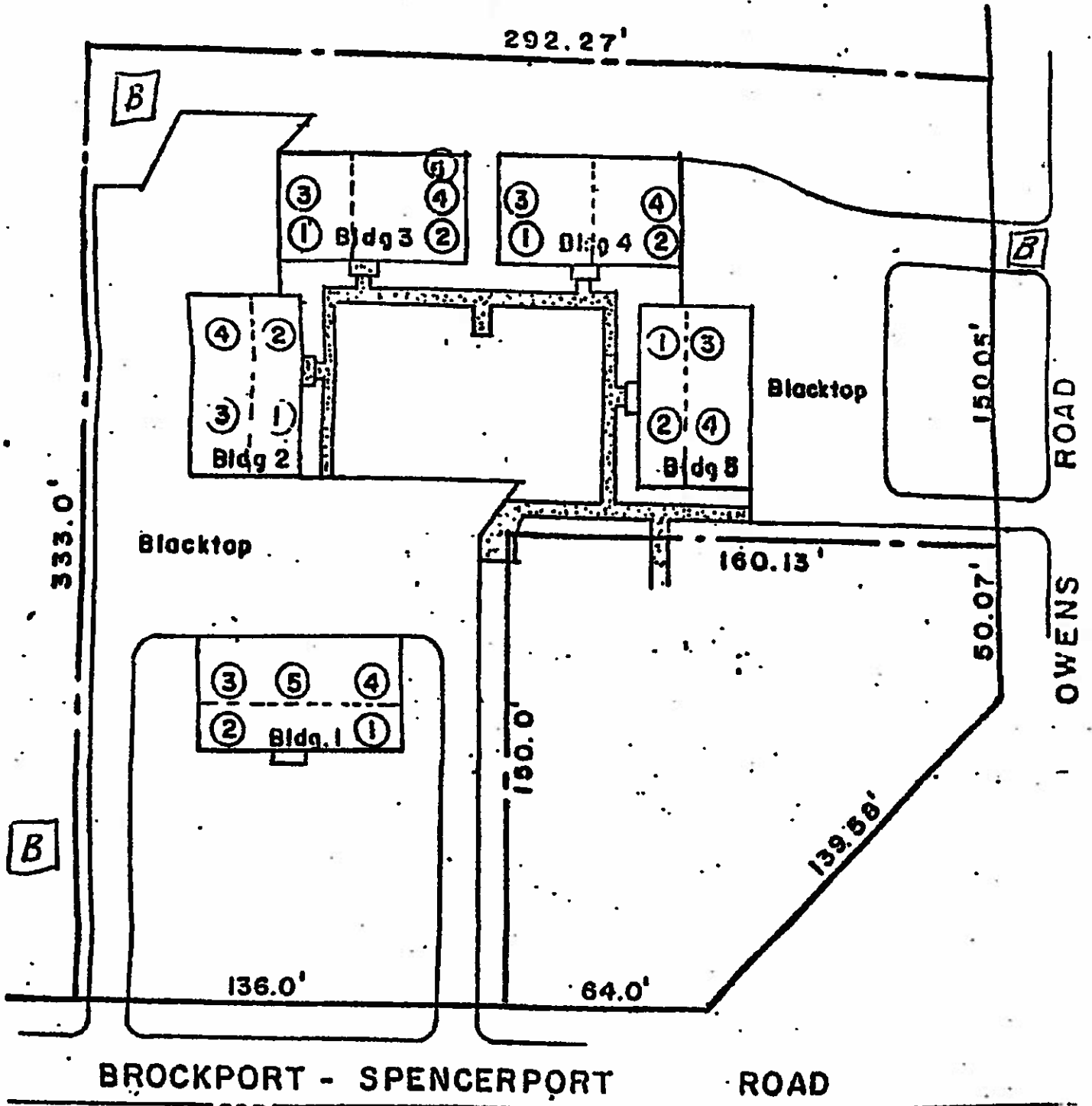
tenant

Signed: \_\_\_\_\_

Owner/Agent/Landlord

Signed: \_\_\_\_\_

Barbeque Area



**LEGEND**

- ① ② First Floor Units
- ③ ④ Second Floor Units
- ⑤ Bldg.1 Second Floor Unit
- ⑥ Bldg.3 Basement Unit  
Garages in Basements

**EAGLE CONDOMINIUM**

TOWN of Sweden, N.Y.