

Bloomfield Concord Condominium Association

Rules and Regulations

1. Satellite dishes, changing of apartment air conditioning units, and installation of washing/drying facilities in apartment style units are strictly prohibited unless the following are done first: 1) notice before installation must be given to the management company and 2) an Alteration and Modification Agreement supplied by the management company must be signed by the co-owner in advance. There are certain rules, which installation companies must follow for each of these appliances. If any of these items are installed without notice, the association at the Co-Owners expense will remove said installation.

2. Animals - No animals, dogs cats etc. will be allowed on the common grounds or the limited common areas (apartment hallways or basement) without their owner. Dogs must be on a leash. Owners must clean up after their pets or be fined. (By-laws and Township laws) \$50.00 fine.

3. Apartment Basements - No washing or drying clothes after 11 p.m. or before 8 a.m. \$50.00 fine

4. All garbage must be in garbage containers and must be put to the curb every week no earlier than 4:00p.m the evening before pick up. No garbage may be stored on front porch or on patios. It is the co-owner's responsibility to take the garbage out of the basement. Co-Owners will be billed for the time and labor of a maintenance man to remove their garbage.

(The exception to this is when a national holiday falls on Monday. When this occurs, pickup is on Wednesday and not Tuesday. Remember, garbage must be emptied each and every week from Apartment basement. \$50.00 fine for failure to comply)

5. No personal items may be stored outside of your storage compartment. \$50.00 fine.

6. Annuals may be planted. Watering and removal of dead flowers is the responsibility of the co-owner who planted them. There may be no removal or trimming of any perennials, trees, shrubs etc. \$50.00 fine and replacement at the offending co-owners expense. No hanging plants from the buildings. All flower containers and or decorations on the commons or the limited common areas must be of natural materials. Perennials, bushes or any other permanent planting must be approved by the Board of Directors.

7. Apartment Halls - Nothing personal may be put or stored in the hallways. No shoes, plants, furniture, or door wreaths etc. (order of the fire marshal) \$50.00 fine.

8. Seasonal and Holiday decorations may be put up in the hallways and on the porches from Nov. 15th to Jan. 15th. Before November 15th and after the January 15th there will be a fine of \$50.00. This is the only time you will be able to put up door wreaths, mats and decorations.

9. Keep noise at a minimum after 11.00 p.m. offending person will be warned and the board will respond appropriately. Repeated occurrences will be fined \$50.

10. All co-owners who rent their condominiums must submit a standardized lease agreement. Updated leases must be submitted to Board of Directors or Management Co.

11. All co-owners must submit the license plate numbers of their automobiles.

12. Alterations to the exterior of any unit are strictly prohibited.

13. All patio fencing must conform to standardized size and configurations. Maintenance of the townhouse trellises/and or fences is the responsibility of the Co- owner. If the co-owner does not maintain their fence or trellis, the Board of Directors may direct the maintenance and bill the co-owner for all labor and costs.

14. All monthly laundry revenue is to be transferred to the apartment reserve accounts.

15. All names and updates of names, on the apartment door buzzers, are the responsibility of the Management Co.

16. It is strongly recommended that all Co-Owners utilize and park in their respective carports so that open guests may utilize spaces. All Co-Owners will appreciate your consideration.

17. Late fees have been elevated to \$65 and accounts past due by over thirty days will be charged a monthly interest rate.