

# ETON STREET STATION I CONDOMINIUM ASSOCIATION RULES & REGULATIONS

The Board of Directors at Eton Street Station I Condominium Association adopts the following Rules and Regulations for all Co-owners and residents at Eton Street Station I Condominium Association in accordance with Association Documents.

Article VI, Section 10, of the Eton Street Station I Master Deed and Bylaws which states:

*“Rules and Regulations. It is intended that the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Co-owners in the Condominium. Reasonable regulations consistent with the Act, the Master Deed, and these Bylaws concerning the use of the Common Elements may be made and amended from time to time by the Association, including the period prior to the Transitional Control Date. Copies of all such rules, regulations, and amendments thereto shall be furnished to all Co-owners.”*

The following Rules and Regulations are derived from the association’s Master Deed and Bylaws and are summarized as follows:

## **Limited Common Elements – For the exclusive use and enjoyment of each Co-owner.**

*Article IV, Common Elements, Section 3., Responsibilities, (b) Limited Common Elements:*

The cost of maintenance, decoration, repair and replacement of all Limited Common Elements shall be borne by the Co-Owner of the Unit including but not limited to the following:

- Porches, Patios, Windows, Screens, Doors and Balconies
  - Front entry door approved colors:
    - green
    - burgundy
- Air Conditioner Compressors.
- Fireplaces and Combustion Chambers. Repair or replacement to the flue must receive the prior written approval of the Association to ensure the safety of the structures and residents of the Condominium.
- Garage doors are always to be kept closed except when entering or exiting the garage.
- Garage door openers
- Skylights
- Finished Surface of Walls, Ceilings, and Floors. The interior finished surface of perimeter and interior walls, ceilings and floors between Units and Unit levels, including the garage. Whether a roof leak, a siding leak or any damage as a result of the common element, perimeter walls, interior walls, ceilings or floors are a maintenance responsibility of the Co-owner to repair. *Article IV, Common Elements, Section 2. Limited Common Elements, (g).*
- Balcony maintenance, replacement and repair.

## **Trash**

- Trash receptacles shall always be maintained in areas designated and shall not be permitted to remain elsewhere on the Common Elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash.  
*Article VI, Restrictions, Section 7, Aesthetics*
- Designated storage locations for trash, recycle and compost containers is in the garage.
- Trash, recycling and compost shall be taken out the morning of trash pickup or the night before no earlier than 6 pm. All containers must be removed same day as pickup and stored in the garage until the next trash pickup day.
- Trash pickup is Friday's.
- The city provides guidance for when trash cans are to placed outside: [https://www.bhamgov.org/government/departments/dps/trash\\_collection.php](https://www.bhamgov.org/government/departments/dps/trash_collection.php)

## **Landscaping**

- No Co-owner shall perform any landscaping **OR** plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements without the prior written approval of the Association.
- Association is responsible for mulching and trimming and replacement of the shrubs in your landscape beds. If you do not want mulch, please contact either the management company or a board member.

## **Aesthetics**

- The Common Elements shall not be used for storage of supplies, materials, personal property, or trash; therefore, no flowerpots, statues or grills shall be stored near garage doors or in the landscape beds that separate driveways.
- No basketball hoops without board approval.
- In general, no activity shall be carried on nor condition maintained by a Co-owner, either in his Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium. Store items properly inside the garage. *Article VI, Restrictions, Section 7, Aesthetics*

## **Pets**

- Clean up immediately after your pet defecates and dispose of properly.
- The city provides guidance for cleaning up after pets: [https://www.bhamgov.org/government/departments/police/animal\\_control.php](https://www.bhamgov.org/government/departments/police/animal_control.php)

## **Assessment of Fines**

- (a) First Violation. No fine shall be levied.
- (b) Second Violation. Twenty-Five Dollar (\$25.00) fine.
- (c) Third Violation. Fifty Dollar (\$50.00) fine.
- (d) Fourth Violation and Subsequent Violations. One Hundred Dollar (\$100.00) fine.

## **Complaints**

All complaints need to be sent to the management company in writing, whether an email or fax. Please provide the date, time and the name of the individual(s) or the address. Photos are always helpful.