

Cambridge Court Condominiums Rules and Regulations

Article V, Obligations of Unit Owners

Section 1, Assessments.

All unit owners shall pay to the Board of Administration, or if a Managing Agent is appointed, to the Managing Agent, in advance, on the first day of each and every month the monthly assessments against their respective units for common expenses of the Project in accordance with the Declaration. The assessment is delinquent if not received on or before the first day of the month that it is due. In the event any unit owner is delinquent in the payment of any monthly assessment after a period of ten days, a penalty of \$15.00 delinquent assessment shall be payable for each month of delinquency beginning with the initial month. In addition, the Board shall send a monthly statement to all delinquent unit owners.

Section 2, Maintenance of Units.

Every unit owner shall at his own expense at all times well and substantially repair, maintain, amend and keep his unit, including without limitation all internal installations therein, such as water, electricity, gas, telephone, sewer, sanitation, air conditioning, lights, windows and all other fixtures and accessories belonging to such unit and the interior decorated or finished surfaces of all walls, floors and ceilings of such unit, with all necessary reparations and amendments whatsoever in good order and condition except as otherwise provided by law or the Declaration, and shall be liable for all loss or damage whatsoever caused by his failure to perform any such work diligently, and, in case of such failure after reasonable notice to perform, shall reimburse to the Council promptly on demand all expenses incurred by it in performing any such work authorized by the Board of Administration or the Managing Agent. Every unit owner and occupant shall reimburse the Council promptly on demand all expenses incurred by it in repairing or replacing any uninsured loss or damage to the common elements and equipment thereof caused by the negligence or misconduct of such owner or occupant or by a member of the household or guest of either of them and shall give prompt notice to the Board of Administration or Managing Agent of any loss or damage or other defect in the Project when discovered.

1. All Units of the Project shall be used only for single family residential unit purposes.
2. All common elements of the Project shall be used only for their respective purposes as designed.
3. No unit owner or occupant shall place, store or maintain in the common elements any furniture, packages or objects of any kind (except in specifically authorized storage areas) or otherwise obstruct transit through such common elements or permit said elements to be unsightly or disorderly.
4. Every unit owner and occupant shall at all times keep his unit and any limited common elements appurtenant thereto in a strictly clean and sanitary condition and observe and perform all laws, ordinances, rules and regulations now or hereafter made by

any governmental authority, the Council or the Board of Administration applicable to the Project.

5. No unit owner or occupant shall make or suffer any waste or unlawful, hazardous, improper or offensive use of his unit or the Project nor alter or remove any equipment of the common elements.

6. No unit owner or occupant shall erect or place in the Project any structure including fences and walls, nor make any additions or alterations to any common elements (including limited common elements) of the Project, except as may be permitted in the Master Deed and Declaration and except in accordance with plans and specifications, including detailed plot plan, prepared by a licensed architect, if so required by the Board, unless approved by the Board of Administration, which approval may be given with accompanying restrictions as to unit owner's duties of maintenance, repair and replacement of such improvements and any common elements affected thereby.

7. No signs, posters or billboards may be placed or maintained in the common area unless approved by the Board of Administration.

8. No unit owner or occupant shall decorate or landscape any entrance or other planting area adjacent to his unit except in accordance with standards therefore established by the Board of Administration or specific plans approved in writing by the Board, which standards or approval may be given with accompanying restrictions as to the unit owner's duties of maintenance, repair and replacement of such decorating or landscaping and any common elements affected thereby.

9. All occupants shall exercise extreme care about making noises and in the use of musical instruments, radios, televisions and amplifiers that may disturb other occupants.

10. No garments, rugs or other objects shall be hung from balconies, windows or facades of the common area or in other areas within view of other occupants.

11. No rugs or other objects shall be dusted or shaken from balconies or windows of the common area or cleaned by beating or sweeping on any exterior part of the common area.

12. No refuse, garbage or trash of any kind shall be thrown, placed or kept on any common elements or inside units.

13. No livestock, poultry, rabbits, snakes or other such animals shall be allowed or kept in any part of the condominiums. Dogs, cats (not exceeding 20 pounds), and caged animals or birds shall be allowed subject to the regulation by the Board, including regulation as to the number thereof.

14. No unit owner or occupant shall without the written approval of the Board of Administration install any wiring for electrical or telephone installations, television antenna, machines, or other equipment or appurtenances whatsoever on the exterior of the Project or protruding through the walls windows or roof thereof.

15. Nothing shall be allowed, done or kept in any units or common elements of the Project which would overload or impair the floors, walls or roofs thereof, or cause any increase in the ordinary premium rates or the cancellation or invalidation of any insurance thereof maintained by or for the Council.

16. A unit owner, or his agent, shall have the right to show his unit at reasonable times of the day for the purpose of sale or lease.

17. The developer of the Project or its agent shall have the right to assign to individual unit owners the individual parking spaces located on the Condominium Project and thereafter said parking space shall be transferable by the unit owner to whom the space

has been assigned as an ancillary part of his deed of conveyance. Parking spaces shall be construed as limited common elements as to the total Condominium unit and shall be for the sole use of the unit owner to whom said space has been assigned. The space shall be used by the unit owner for the parking of a vehicle. No boat, trailer, motorcycle, semi tractor-trailer or recreational vehicle shall be stored in said parking space, nor shall said parking space unit be used for storage purposes except for the parking of a motor vehicle.

18. No trash filled truck shall be parked on premises. Such vehicles will be towed at owner's expense.

19. No Kroger, Target or any other cart shall be brought into the parking lot without it being immediately removed by the person bringing it in.

20. Vehicles will park within the lines drawn on the parking surface.

21. The waste dumpster is to be used for everyday household garbage and trash, not large items such as furniture, bedding, appliances, etc. Empty boxes should be flattened and bundled.

22. Owners will be fined and/or assessed expenses necessary to clean up after themselves, their tenants, or the guests of either.

23. No carpeting is allowed on porches or balconies.

24. The term "apartment" is not appropriate and should be replaced with the term "CONDO" or "UNIT".

25. There shall be no subleasing by owner or tenant. These are one family units.

26. "Section 8" rentals are not acceptable in Cambridge Court Condominiums.

27. There is a NO SMOKING policy in the common area of the complex (meeting room, laundry room and storage area).

28. No satellite dishes are allowed to be anywhere on the property.

29. No air conditioning window units are allowed.

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Last updated on April 24, 2012