

Balconies and Roof Areas in Control of Individual Apartment Owners

- i) Balconies, including those portions of the roof designed as part of the abutting Unit's balcony pursuant to the recorded Site Plant of the Association, must not be washed, rinsed, cleaned, or watered in any fashion that allows water and/or cleaning products to escape the perimeter of the balcony or roof. Small potted plants are allowed on balconies but must only be hand watered and must have a plastic liner underneath each pot in order to trap water; no water from watering plants is allowed to escape the perimeter of the balconies. Flower planters that hang over balconies and/or terraces (aka patios) **are not allowed.**
- ii) Any work requiring the use of water or other fluids, such as a tile saw used in the installation of tile, must be contained within the apartment, and cannot be dumped, washed, or exhausted over the side of the balcony or roof. No sprinkler systems and/or automatic watering devices of any kind may be installed on any patio (aka terrace) and/or balcony areas.
- iii) No owner shall cause the balcony abutting his unit to be enclosed, increased in size, alter the configuration thereof, or cause improvements or changes to any private balcony or the exterior of the condo, including but not limited to, painting or other extensive decoration any aesthetic nature, the installation of electrical wiring, television antenna machine or air conditioning units, which may protrude through the walls or roof of the condo property or in any manner change the appearance of any portion of the building without obtaining the prior written consent of the BOD
- iv) Debris from any Balconies: No apartment owner or occupant shall permit anything to fall from their window, door or patio/balcony onto a patio/balcony below, nor sweep or throw from their apartment any dirt, water or other substances onto any patios/balcony below. Such restriction includes redirection of naturally occurring water and substances which may be otherwise directed from the Owner's patio or balcony.

Motion passed unanimously by the Board of Directors on March 11th, 2021.

Meredith Brown
President RCNE