

Dover Foxcroft Condominium  
Rules and Regulations  
12/30/2014 revision approved by  
The Board of Directors

Each owner, lessee, invitee, relative, guest or otherwise, hereinafter referred to as occupant, tenant, resident of the condominium parcel, shall in addition to the obligations and duties set forth in the Declaration of Condominium, the By-Laws or any amendments thereto be governed by the following:

1. In the event any owner wishes to sell, rent or lease his/her unit, the Association shall have the right of prior approval. New occupants shall be presented with a copy of these rules/regulations to understand the rules and regulations of Dover Foxcroft Condominiums.
2. Occupant may not permit the use of his/her unit for any other use other than a single family residence. No more than 2 persons shall occupy a one bedroom unit. In the event a replacement occupant desires to move in, that person must be approved by board. Guest stays are limited to 7 days a year.
3. Promptly pay maintenance fees, fines and special assessments as levied by the association. Failure to abide by the rules/regulations may result in the maximum fine permitted by law, \$100 monthly to a maximum of \$1,000.
4. Maintain in a clean and sanitary manner and repair, his/her unit and all interior surfaces within or surrounding the unit (such as the surfaces of the walls, ceilings and floors), whether or not a part of the unit or common elements and maintain and repair the fixtures therein and pay for any utilities which are separately metered to the unit. All units must have electrical power and an operating A/C unit to prevent damage from mold and mildew.

5. Common areas of the buildings, such as hallways, landscaped and grassed areas, laundry rooms and exterior closets shall be used only for the purpose intended as designated by the Board of Directors. Use of barbecue grills and or other cooking devices in the common areas is prohibited. Plants, a small table and 2 small folding chairs may be kept outdoors provided they do not obstruct the walkways and entrances. Bicycles may not be locked to railings.

6. No occupant may make or permit anything to be done or performed on, in or about the premises, which would result in an increase in insurance premiums.

7. No occupant may make or permit any disturbing noises in the building or on condominium property, whether made by himself, family, friends or guests, nor do or permit anything to be done by such persons that would interfere with the rights, comforts or conveniences of other occupants. No occupant shall play or suffered to be played any musical instrument, radio, stereo, television, operate noisy tools or other equipment in the unit or about the condominium property, between the hours of 11 PM and the following 6 AM, if the same shall in any manner disturb or annoy the other occupants of the condominium building.

8. No signs, advertising, or notices of any kind or type, whatsoever, including but not limited to, "for rent" or "for sale" signs shall be permitted or displayed on the exterior of any apartment, nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any apartment.

9. There are 30 units and 30 unassigned parking places total. Occupants are therefore allowed to park one and only one car per unit in one of the 30 spaces provided by the association which parking space shall be considered a limited common element. Vehicles must be licensed and be in street legal working order. Vehicles must be driven at least once every 30 day period. Violating vehicles will be towed at the unit owners expense. All commercial vehicles of any kind of description: campers, boats and boat trailers, and trailers are specifically prohibited from any portion of the condominium property. No car repairs or changing of oil is allowed on the property.

10. Each occupant shall maintain the unit in a clean and sanitary manner. The porches and terraces shall be used only for the purposes intended, and shall not be used for hanging garments and other objects, rugs, towels or other household items. Nothing may hang on fences or railings.

11. Rubbish, refuse, trash shall not be allowed to accumulate in places otherwise other than the receptacle provided by the city, so that each unit, the common elements and limited common elements shall at all times be kept in a clean and sanitary manner. Individual outside trash receptacles are specially prohibited.

12. Laundry rooms are for the use of occupants only. It is the responsibility of all unit occupants to remove clothes promptly and not damage or dirty the laundry rooms. If hoses are used, they should be rolled up and hung back promptly.

13. Per the Condo Documents no pets whatsoever are allowed. From time to time a pet may visit to a maximum of 7 days a year.

Your cooperation in all the above is appreciated,

The Board of Directors of Dover Foxcroft Condominium