

Administrative Rules of Mountainside Condominium

These Administrative Rules are promulgated under the authority of the Bylaws of Mountainside Condominium and Title 27, Chapter 15, Vermont Statutes Annotated (1975).

1. Modification of any kind (including attachments thereto) to the exterior of any building, Common Areas, or Limited Common Areas or the appearance thereof may not be made without the approval of the Board of Directors. The approval should be granted by means established by the Board of Directors.
2. Tools, sporting goods, cooking equipment, bicycles or any other personal articles and equipment must be kept within the unit
3. Residential owners may not post signs on their property on the common area for any purpose, including signs, advertising the sale or rent of property.
4. Common areas shall not be used for camping, picnicking, organized sports, and activities or which will otherwise interfere with the use by others of the common areas. There shall be no use of common areas which will damage the common areas or increase the cost of maintenance thereof.
5. Firewood and wood fires of any kind are expressly prohibited.
6. The unit owner will keep clean and free from unsightly objects the walkways and stairs to his unit.
7. All vehicles shall be restricted to designated roads and parking areas and shall be driven in a safe and reasonable manner. No vehicle shall be left standing in such a manner as to prevent ready access to the units or so as to impede the access of firefighting equipment. Motorcycles or motor scooters, bicycles, and the like are restricted to roads.
8. All boats, trailers, campers and unregistered vehicles are forbidden to park within the confines of the condominium on any road or parking lot.
9. Household pets of owners will be allowed provided that the pet does not constitute a nuisance for other owners or their lessees. For the avoidance of doubt, tenant and lessee pets are expressly prohibited. If pets create noise or create a disturbance or unpleasantness, the owner shall be required to remove them. The owners shall hold all persons harmless against loss or liability for any actions of his pets within the condominium area. Pets shall not be left unattended on balconies or patios, nor are their feeding devices, housing or litter boxes allowed.
10. Water closets and other water apparatus shall not be used for any purpose other than those for which they were constructed. Any damage to common facilities resulting from misuse of water closets or other apparatus shall be repaired at the expense of the person causing the damage.

APPROVED 12JAN22 by a 7-0 VOTE of the BOARD OF DIRECTORS

11. No owner may do or cause to be done any construction, repair or alteration work whatsoever, except inside the boundaries of his unit as defined in the Declaration.
12. The Board of Directors and its representatives are authorized to enter any unit at any reasonable time in order to accomplish repairs, inspection or similar activity. If the Board of Directors finds that an unreasonable restriction on the part of an occupant to allow entry results in additional cost to the Association, the additional cost may be assessed against the owner who owns the unit.
13. Owners are to place all garbage and debris inside the dumpsters. No articles may be left outside the dumpster. Mattresses, furniture, large items and contractors' debris are to be removed from the property immediately and not discarded in the Association's dumpsters. Owners shall sort trash and recycling and deposit same in the appropriate dumpster.
14. During any activities that may damage or soil the common areas, owners and contractors must cover the area with appropriate material to protect the underlying surface.
15. Owners shall not store vehicles in the parking lot without the written permission of the Board of Directors. Owners shall make best efforts to restrict the number of cars in the upper parking lot to two per unit. Any additional cars shall be parked in the lower parking lot or offsite.
16. Owners renting their unit shall provide the Property Manager with contact information for the rental agency and emergency contact information in the event of an issue with the tenant. Owner's renting their unit shall comply with the best practices put forth by the Association's insurance broker and carriers.
17. There shall be no smoking in any unit or the interior common areas or limited common areas.
18. Pets shall be on a leash on any portion of the Common Area.
19. Owners must comply and maintain their units consistent with the requirements of common Association insurance policies and best practices put forth by the Association's insurance broker and carriers.
20. All units must be maintained at a minimum of 55 degrees.
21. Should any tenant or lessee action result in a dispatch call to a local volunteer emergency response force (Fire Department or EMT), there shall be an immediate \$250 fine assessed to the owner of the unit. The Association will accrue these fines and donate them to the Warren Fire Department once or more annually.
22. All of the Administrative Rules and Regulations adopted pursuant to the Declaration and the By-laws shall be deemed to compliment or implement the provisions of the Declaration and By-laws, which provisions of the Declaration itself shall in all cases be controlling in the event of any inconsistency.