

KELLY CONDOMINIUM RULES AND REGULATIONS

Amended January 2019

The Management Committee, may, from time to time, adopt, amend and repeal rules and regulations, to be known as the "The Kelly Condominium Rules and Regulations".

A Copy of the Kelly Condominium Rules, as they may from time to time be adopted, amended or repealed, shall be delivered to each Owner.

Rules

1. Each Condominium Unit shall be used exclusively for residential purposes and no more than one family including its guest shall occupy such residence; provided however, that nothing in this paragraph shall be deemed to prevent:
 - (a) Any artist, artisan or craftsman from pursuing his artistic calling upon private area if such artist, artisan or craftsman also uses such unit for residential purposes, is self-employed and has no employees working in such unit and does not advertise any product or work or art for sale to the public upon such Condominium Unit.
 - (b) The leasing of any condominium Unit, from time to time, by Owner thereof.
2. No noxious or offensive activity shall be carried on in any Condominium Unit or Limited Common Element; nor shall anything be done or placed thereon which may be or become a nuisance or annoyance to other Owners (or tenants) in the enjoyment of their Condominium Units or cause unreasonable embarrassment or disturbance to Owners or in their enjoyment of the Common Areas. Without limiting any of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices except security devices used exclusively to protect the security of the Units and improvements therein shall be placed or used in any Condominium Unit.
3. No dogs will be allowed. Amended January 15, 1980.
4. The Parking areas are never to be used as play or recreation areas.
5. The parking of any vehicle other than the homeowner's or tenant's (i.e. snowmobile, boat, or trailer of any sort) is prohibited for more than one week.
6. Storage external to the building is not allowed.
7. Owners must inform guests, renters, or anyone living on the premises of these Rules and Regulation and such other items so as not to disrupt the daily routine of the other homeowners.
8. All Owners or tenants are required to place all garbage in tie-top bags and place in the cans provided in the designated area on the alley end of the building.

9. Owners shall notify the Board of Directors and Manager about changes in tenants or ownership.
10. All general assessments, whether paid on a monthly, quarterly, semi-annually or annual basis, must be paid in advance.
11. No wood-burning fireplaces may be installed in any unit.
12. The owner may install washers and dryers if the plumbing fixtures are of a permanent nature. A request for installation must be submitted to the Board of Directors for approval prior to installation. The washers and dryers must be installed to current building codes by a professional and be inspected after installation. Amended July 2001.
13. In order to maintain the structure and appearance of the building, no satellite dish may be placed on the roof, soffit, parking lot side (east) or street side (north) of the building, no wires to be placed/stapled etc. to the roof with respect to satellite dishes.
14. Homeowners Dues
Notwithstanding Paragraph 38 of the Condominium Declaration for Kelly Condominium, dated the 22nd of May 1978, all Home Owner's Association Dues, assessments to meet common expenses, and expenses relating to the upkeep, improvement, repair and maintenance of the common areas of the Kelly Condominiums Homeowner's Association Property shall be shared and paid equally by and between each condominium unit owner, each condominium unit owner being responsible for one thirteenth (1/13th) of the common expenses and assessments.
15. All units shall have two designated parking spaces. The first parking space will be on the West side of the parking lot directly under the corresponding unit number. The second parking space shall be on the East side of the parking lot directly across for the parking space on the west side of the building.
16. All Charcoal, Gas or Electric Grills are prohibited from anywhere on the property. If any type of grill is seen onsite the HOA will remove and dispose of the item at the expense of the owner.