

2003

## University Park Place Regulations

In order to maintain a consistent esthetic appearance in our common courtyards and passageways, to aid the safe enjoyment therein, and to secure our building elements from damage and excessive maintenance costs, the UPP board has developed the following set of regulations and guidelines for private plans in the common and limited common areas.

### Courtyards and Other Common Areas

Any unite Owner or Tenant is welcome to bring to the Board suggestions for the Common Area plantings. Please consider that these areas are commonly held, and are, therefore, not private planting areas. It would be impossible to maintain a consistent appearance if all 60 of us independently set out to landscape the courtyards. Therefore,

Generally, no private plants are permitted in the courtyards or other common areas without prior Board approval.

Plants will be allowed on the common sidewalks and breezeways under the following guidelines:

1. Safe, unobstructed passage cannot be compromised. A minimum 5' clearance shall be maintained. There can be no plants on stairs, stair railings, or stair landings, nor within a 5' wide by 10' long approach to the landings (top and bottom).
2. No plants may be suspended over common areas.
3. Ground floor residents may have plants immediately outside their entries, on both sides, if limited to an area no larger than 3' by 3', so long as passage is unobstructed and common plantings are not interfered with.
4. Plants on carpet or wood surfaces are limited in size to 50#. They must be installed in dark green, brown, or terra cotta pots (or other containers consistent with the appearance of our property and subject to Board approval), and must be supported off the surface by a trivet (or other suitable Board approved device) so as to allow complete drying of the surface below.

### All Outside Areas

Plants on carpet or wood common areas are limited in size to 50#. They must be installed in dark green, brown, or terra cotta pots and setting in watertight saucers. Other containers consistent with the appearance and maintenance of our property may be permitted with prior Board approval. So as to protect the integrity of the building structures, all such containers must be supported off the surface by a trivet (or other suitable Board approved device) so as to allow complete drying of the surface below.

Likewise, no plants can be permitted to cling to, or abrade, or hold water of debris against, or otherwise damage building elements.

As with other items of trash or storage, empty pots, dead plants, planting materials, etc., are not permitted in common or limited common areas.

Hanging plants are permitted over limited common area patios under the following guidelines:

1. Hangers must be securely installed in joists.
2. Weight must be limited to 20#.
3. Number is limited to four.

### **Washing Machines**

Effective July 31, 2003, homeowners shall not install washing machines in any unit. Units that have washing machines shall not replace these machines.