

MOUNTAINVIEW MANOR CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

COMMON AREA

1. The only items which may be left outside on common property are:

Outdoor furniture in good repair;

Flower pots in good repair;

Barbeque grills in good repair

Anything other than the above found outside will be subject to removal by the Association without further notice.

2. Fire pits, chimineas, tiki lights or any other items with a flame are strictly prohibited.
3. No flammable, combustible or explosive fluid, chemical or substance may be kept in any unit, garage or basement.
4. Automobiles may not be repaired on common ground nor in the garages.
5. Hallways may not be used for storage.
6. Sidewalks and stairs may not be obstructed.
7. Any modification to the exterior of the building requires prior approval from the Board of Trustees.
8. Window air conditioners are strictly prohibited.
9. The Association will not be responsible for any personal items stored in the basements or garages.

PARKING

1. Automobiles may not be parked in any way which obstructs garage doors, rear entrance doors or access to sidewalks. Parking is permitted in properly designated parking spots and along the left side of the road only.
2. Automobiles parked on the premises must be operable, registered and insured.

SATELLITE DISHES

1. Installation of a satellite dish requires submission of a modification require form and prior approval from the Board of Trustees.
2. Wires connecting satellite dishes may not hang loosely from the building.
3. Installation of a satellite dish requires a \$500.00 deposit which is fully refundable when the dish has been removed and the area inspected to confirm no damage was occurred as a result of the installation or removal.
4. Owners will be responsible for the cost of repair for any damage resulting from the installation or removal of a dish.
5. Satellite dishes which do not meet the above specification will be subject to removal by the Association without further notice.

LAUNDRY ROOMS

1. The laundry rooms may be utilized from 9:00AM to 9:00PM only.
Laundry rooms are located in Buildings F, K, P, U, Y.

PETS

1. Only domestic pets are permitted. Reptiles, exotic or wild animals are not considered domestic.
Only one dog not to exceed 25 pounds are permitted. American Staffordshire Terriers or Pitbulls or any mix therein are not permitted.
2. All pets (resident and visiting) must be leashed and accompanied by the owner at all times when outdoors. Tying an animal outdoors, for instance to a stake in the ground or to a railing, is not permitted.
3. Owners must clean up after their pets immediately.
4. All dogs and cats must be registered with the township.
5. Pet owners are responsible for controlling their pets from disturbing others, i.e. noise.
6. No bird houses and/or feeders are permitted anywhere in the community.