

SUSSEX A CONDOMINIUM

BY-LAWS RULES AND

REGULATIONS

ARTICLE XV11

04/01/2018

03/01/2019

SUSSEX A CONDOMINIUM ASSOCIATION CENTURY VILLAGE

BY-LAWS / UNINCORPORATED ASSOCIATION

ARTICLE 1 IDENTITY :

The following By-Laws shall govern the operation of condominium created by the Declaration of Condominium to which the By-Laws are attached

ARTICLE XV11 RULES AND REGULATIONS.

Section 1. As the common Elements. The board of Directors, may from time to time adopt or amend previously adopted administrative Rules and Regulations governing the details of the operation, use, maintenance, management and control of the common elements of the condominium and any facilities or services made available to the unit owners. A copy of Rules and Regulations adopted from time to time as herein provided shall be posted in a conspicuous place. And shall be furnished to each owner.

The unit owners shall at all times obey said Rules and Regulations and to see that they are faithfully observed by their families, guests and tenants.

1 Sidewalk, entrance, passage, vestibules, stairways, corridors, halls and all the common elements must not be obstructed or encumbered if there are traffic or circulation, or used for any purpose other ; nor any carriages velocipedes bicycles, shopping carts benches, tables or any other objet of similar type be store therein. Children shall not play in halls sidewalk stairways or other public area.

2. The personal property of all unit owners shall be store within their condominium units or where applicable , in assigned storage by the board.

3. No garbage cans, supplies, milk bottles, or other articles shall be placed in the sidewalk on the balconies or on the staircase landings, nor shall any linens, cloths, curtains, rugs, mops, or laundry or other article, be shaken or hung from any windows, walls exterior, balconies or exposed on any part of the common elements. Fire exits shall not be obstructed in any manner. Nor shall grow any type of plan shrubbery flower, vine or grass outside their unit. No carpet exterior in front the door. nothing upon box of air conditioning.
4. No unit owners shall allow anything whatsoever to fall from the window, balcony, or doors of the premises nor shall sweep or throw from the premises any dirt or other substance into any of corridors, halls or balconies ventilators or elsewhere in the building or upon the grounds.
5. Refuse and bagged garbage shall be deposited only in the area provided therefor.
6. No Unit Owner shall store or leave boats or trailers on the condominium property.
7. Employees of the association or management firm shall not be sent out of the building by owner. No unit owner or resident shall direct supervise or control over the employees. Except the president or his or her delegate.
8. The parking facilities shall be used in accordance with the regulations adopted by the board of directors. No vehicle which cannot operate on his proper power shall remain on the condominium premises for more than twenty-four hours and no repair of vehicles shall be made on the condominium premises.
9. No unit owner shall make or permit any disturbing noises in the building by himself, his families, servants, employees. No unit owner shall play upon or suffer to be played upon, any musical instrument or operate a phonograph televisions radio or sound amplifier, in his unit in such manner as to disturb or annoy other occupants.

10. No radio or television installation, or other wiring , shall be made without the written consent of the board of directors Any antenna or aerial erected or installed on the roof or exterior walls of the building without the consent of the board in writing.
11. No sign, advertisement, notice or other lettering shall be exhibited displayed, inscribed, painted, or affixed in, on, or upon any part of the condominium unit or property by any owner or occupant.
12. No awing, canopy, shutter ,or other projection shall be attached to or placed upon the outside walls or roof of the building without consent of the board.
13. The Association may retain a pass key to all unit . No owner or occupant shall alter any lock or install a new lock without the written consent of the board. Where such consent is given, the owner shall provide the association with an additional key for use of the board (president).The board member must have an authorization by the owner or tenant (by phone or internet) before to go inside a condo. Except for urgency as: Water leak, Hurricane damage, Fire, Pest control with authorization by the owner or tenant.
14. No cooking shall be permitted on any screened porch.
15. Complaints regarding the service of condominium shall be made in writing to the board of directors of association.
16. No inflammable combustible or explosive fluid chemical or substance shall be kept in any unit, except such as are required for normal household use.

21. No Smoking: Exterior of unit in any part of the common element. by respect for all residents.
22. Door and Windows. An owner can change the door and windows of his or her condo. The owner must respect the same size, same form, same model, with a frame in color white or grey (aluminium) We suggest glass with hurricane protection.
23. When an Owner or Tenant refuses to respect these Rules and Regulations The Board informs verbal first, after the Board sends a letter and if the owner or tenant does not conform, we transfert to lawyer and they will pay all the fee(s)