

GREENHILLS SECTION ONE CONDOMINIUM DOCUMENTS

Greenhills Section One Condominium
Most Frequently Referenced Sections of Legal Documents

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GREENHILLS CONDOMINIUM SECTION NUMBER ONE

INDEX TO THE MOST FREQUENTLY REFERENCED SECTIONS OF THE LEGAL DOCUMENTS

DECLARATION

1. The Unit - Folio 050 through 051 - Give description of unit boundaries, general and limited common areas.
2. Amendments to Declaration - Folio 056 - Provisions for amending declaration.

BY-LAW SECTION

1. Meetings of Members - Folio 069 through 073 - Info on Annual Meetings, Special Meetings, Notice requirements, Quorums, Voting, Proxies etc.
2. Directors - Folio 073 through 077 - Info on Number of, Powers, Agent, Vacancies, Removal, etc.

Terms, Managing

3. Officers - Folio 077 through 079 - Info on Designation, Election, Responsibilities, Liability etc.
4. Assessments - Folio 079 through 085 - Setting of Budget, Special Assessments, Liens, Accelerations etc.
5. Use Restrictions - Folio 085 through 090 - Information on Leasing, Prohibited Nuisances, Architectural Control etc.
6. Insurance - Folio 090 through 095 - Information on type required, trustee in the event of loss etc.
7. Fiscal Management - Folio 095 through 097 - Information on books of the association, auditing, inspection of books etc.
8. Physical Management - Folio 097 through 099 - Information on Management of Common, Agent, Duty to Maintain, Windows, Doors, Chimneys, Access, Utility Easements etc.
9. Parking - Folio 099 through 100 - General requirements and provision for rule adoption by Board.
10. Amendment - Folio 100 - Procedure for amending By-laws

11. MAINTENANCE RESPONSIBILITIES

There has been some question from homeowners as to whose responsibility it is to maintain, repair, or replace certain architectural elements of our homes; the condominium association, or each individual homeowner. After reviewing Article XIV, Section 3 (Duty to Maintain) of the By-Laws (see attached), the Board of Directors has interpreted it to mean the following:

Association Responsibility

Aluminum
Siding
Shutters
Roof
Gutters
Downspouts
Sidewalks

Homeowner Responsibility

Windows
Front Door & Exterior Frame
Storm Door
Rear Sliding Door & Exterior Frame
Exterior Light Fixtures
Front Railing
Decks and Privacy Fences

PARKING RULES AND REGULATIONS

(Amended February 1988)

The following are the rules and regulations that apply to parking within Greenhills Condominium #1 as adopted by the Board of Directors in accordance with the Declaration and By-laws of Greenhills Condominium #1. (Refr. Art. XV)

A. There is "reserved" parking within Greenhills. Each unit has been assigned one (1) reserved space as indicated by curb markings and each owner has been issued a matrix indicating their reserved space.

B. Blank spaces are available on a first come, first serve basis. ****NO VEHICLE MAY OCCUPY AN UNRESERVED SPACE FOR LONGER THAN 72 HOURS WITHOUT PRIOR WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF GREENHILLS CONDOMINIUM #1.****

C. **ANY VEHICLE WHICH IS PARKED ILLEGALLY IN A RESERVED SPACE CAN BE TOWED AT THE VIOLATORS EXPENSE.** Each owner is responsible for policing their own reserved space and making arrangements for having violators towed. It is the responsibility of owners to advise their guests of the above parking policy.

D. No van, campers, or trucks with more than one-ton capacity, and/or having two or more axles, and/or having a gross vehicle weight of more than 4,000 pounds may be parked within Greenhills.

E. No boats, campers, trailers or the like are permitted to be parked within Greenhills Condominium # 1.

F. No junk vehicles, inoperable vehicles, (e. g. vehicles with flat tires, no motors, broken glass etc.) unlicensed vehicles, and the like not displaying current registration plates may not be parked within Greenhills. **THE ABOVE MENTIONED VEHICLES ARE SUBJECT TO IMMEDIATE TOWING WITHOUT PRIOR NOTICE.**

G. The speed limit within Greenhills is 10 MPH.

H. Any report of a violation or questions on these regulations should be directed to Allied Realty Corporation at 301-656-7000. A report of a violation must be submitted in writing and must contain the following information:

1. Date and time of violation.
 2. Nature of violation.
 3. Description of the vehicle(s) and tag number(s).
 4. The unit number that the vehicle belongs to or is visiting.
- (NO ANONYMOUS COMPLAINTS WILL BE ACCEPTED)

GREENHILLS CONDOMINIUM #1

RULES OF CONDUCT (Amended February 1988)

A. Unit owners and occupants shall exercise reasonable care to avoid unnecessary noise in the use of musical instruments, radio, T.V. and amplifiers that may disturb the other unit owners and occupants or interfere unreasonably with their peace and enjoyment.

B. **TRASH SHALL BE SET-OUT IN THE REAR OF BUILDING ON THE MORNING OF SCHEDULED PICKUP. (Tuesday & Friday) UNIT OWNER AND OCCUPANTS SHALL USE TRASH CANS THAT HAVE LIDS ON THEM THAT CAN BE KEPT SECURE. TRASH MUST BE KEPT IN THESE CANS, NOT LEFT OUT IN PLASTIC BAGS OVERNIGHT. TRASH CANS MUST BE REMOVED FROM PUBLIC VIEW AFTER PICKUP.

C. Extensive work such as dismantling (e.g. changing of motors, transmissions etc.) body work or the same is not permitted. Minor repairs such as tune-ups etc. will be permitted as long as repair is completed within the same day. No motor vehicle can be left on jacks or blocks overnight. All used lubricants must be removed from the associations grounds in a proper manner, not poured down storm drains or left on the ground.

D. The keeping of dogs and cats as domestic pets will be allowed as long as the unit owners and occupants follow these regulations:

1. The "Pooper Scooper" Regulation - Animal owners are responsible for removing all animal droppings from the area upon occurrence. Animals are not to be allowed to use the property of other unit owners as a "Rest Stop".

2. Pets shall not be permitted upon the common elements of the association unless accompanied by adult and unless they are carried or leashed.

3. No dog shall be tied or secured to any tree.

4. No dog shall be tied or chained outside on limited common elements unattended.

E. **The mistreatment or damage of any property belonging to the association by a unit owner or any member of said unit, guest or pet will result in a fine in accordance with the cost of repairing or replacing said property; this includes, but is not limited to, trees, shrubs, and/or free standing structures. (e.g. Children climbing trees and breaking off limbs, vandalizing shrubs, light poles, signs, play equipment etc.)

ARCHITECTURAL CHANGE REQUEST FORM

ASSOCIATION NAME: _____

TO: DESIGN REVIEW COMMITTEE

DATE: _____

In accordance with the Declaration and By-Laws referred to in the deed covering the property described below, I/We hereby apply for written consent to make the following exterior alterations or change to the premises.

OWNER'S NAME _____

ADDRESS _____

HM. PHONE # _____ WK. PHONE # _____ LOT # _____

STRUCTURAL IMPROVEMENT:

TYPE OF IMPROVEMENT: _____

(Attach sketch showing design, materials, dimensions, and elevations in detail.)

TIME OF COMPLETION OF THIS APPROVAL _____

EXTERIOR PAINT (FOR COLOR CHANGE ONLY) _____

AREA TO BE PAINTED: _____

(Include sketch if necessary of area to be painted)

FENCING:

ATTACH PLOT PLAN SHOWING LOCATION OF FENCE, HEIGHT AND MATERIALS TO BE USED: _____

(***NOTE*** All fencing installed must comply with current height and material guidelines.)

ANTENNA:

GIVE LOCATION AND TYPE: _____

(Homeowners are requested to check their documents or architectural guidelines prior to submission of antenna requests.)

SIGNATURE (S): _____
(REQUIRED)

DATE: _____

All approvals are for conformity to good design standards only. The Design Review Committee does not take responsibility for building permits, engineering, water flow and/or any other areas requiring professional or technical advice or approval.

ACTION:

APPROVED:

DISAPPROVED:

By the Design Review Committee.

BY: _____

DATE: _____

REASONS FOR DISAPPROVAL (IF REQUIRED):

