

CONDOMINIUM BY-LAWS for YORKSHIRE SQUARE
ARTICLE VI
SUMMARY of RESTRICTIONS

ARTICLE VI *pg22-29* – RESTRICTIONS

Sec. 1a: **Condo unit** is for single-family residential purposes only unless Board approves an exception.

Sec. 1b: No more than 4 persons may continuously (more than 30 nights in a year) occupy any unit.

Sec. 2: Condo Rental

2a: Condo units for rent shall provide the Assoc. with a copy of the lease.

2b: leases shall be at least 12 months long.

2c: Renters must comply with Assoc. rules.

2d: Renter non-compliance, Assoc. shall notify owner of violation; owner has 15 days to correct violation; if not corrected, Assoc. may move to evict & sue for damages.

2e: Assoc. fee arrearage, tenant receives notice to deduct fees from rent for payment to Assoc..

Sec. 3: Alterations: No exterior alterations, No structural modifications, No changes to common elements unless written approval is given. No erection of antennas, satellite dishes, lights, aerials, awnings, doors, shutters or other exterior attachments or modifications.

Sec. 4: Activity: No immoral, improper, unlawful or offensive activity. No excessive noise or annoyance. No activity or use that will increase insurance costs. Owner is responsible for increased costs.

Sec. 5: Animals: No savage or dangerous animals. YSCA shall be held harmless for any loss, damage or liability. No animals except for 1 dog or 1 cat less than 25# unless specifically approved by the Board.

No keeping or breeding for commercial purposes. Must provide care, restraint & not allow obnoxious noise, odor or unsanitary conditions. No dog that barks & can be heard on frequent basis shall be kept. No doghouses or tethering on common elements. May not run loose and must be supervised. Owner responsible for fecal pickup. Assoc. may assess a fee to defray costs. Assoc. can enact rules and assess fines and has the right to remove animals that are a nuisance. Pets shall be registered with the Assoc. The Assoc. may fine or remove any animal, which it determines to be in violation.

Sec. 6: Common Elements: No storage or refuse except in enclosed garages. Trash receptacles shall not remain outside except during collection periods. No drying of clothing. Cars only washed in areas approved by Assoc. No activity that spoils Yorkshire's appearance. Garage doors shall remain closed at all times when garage is not in use.

Sec. 7: Obstructions: No obstruction of sidewalks, yards, landscaped areas, driveways, parking areas or porches are allowed. No bikes, vehicles, chairs or benches may be left unattended in common areas.

Sec. 8: Parking: No house/boat trailers, commercial vehicles, camping vehicles/trailers etc other than personal vehicles may parked or stored outside. No inoperative vehicles. All autos shall be parked in garages or in the parking spaces on the driveway in front of condo. No more than 2 vehicles are allowed except upon Board approval. Guest parking areas are used for guests. No long-term parking by co-owners is allowed unless Board approved.

Sec. 9: Weapons: No use of any firearms, bows, or similar dangerous weapons anywhere on or about the condo premises unless properly stored.

Sec. 10: Gardening areas: Common area gardening areas shall be allocated for use by co-owners on an equitable basis subject to rules established by the Board.

Sec. 11: Signs: No signs or other advertising devices shall be displayed which are visible from the exterior of the condo without permission from the Board.

Sec. 12: Regulations: The Board of Directors may make reasonable regulations concerning the use and enjoyment of the condominiums and common areas.

Sec. 13: Access to units: The Assoc. shall have reasonable access to each condo unit as may be necessary for maintenance of any of the common elements. The Assoc. shall have access to each condo at any time without notice as may be necessary to make emergency repairs. Each co-owner shall provide a means of access to the manager in order to allow access in their absence. An emergency contact name and number shall be provided.

Sec. 14: Landscaping: No landscaping, plantings or any ornamental materials are allowed upon the common elements except in co-owner's patio area appurtenant solely to his unit.

Sec. 15: Vehicles prohibited: Use of motorized vehicles anywhere on premises other than passenger cars or other allowed vehicles is prohibited.

Sec. 16: Patios: No unsightly condition shall be maintained on any patio. Only furniture & equipment consistent with ordinary patio use shall be permitted during seasons when in use. No storage of furniture etc. during seasons when patios are not in reasonable use.

Sec. 17: Unit upkeep: Each co-owner shall maintain his condo and common elements appurtenant in a safe, clean and sanitary condition. Each co-owner shall use due care to avoid damage of common elements. Each co-owner shall be responsible for damages or costs to the Assoc. resulting from negligent damage of any of the common elements.

Sec. 18: Developer: Above restrictions does not apply to the Developer.

Sec. 19: During construction: Restrictions no longer in affect.

Sec. 20: Property maintenance: The Condo project shall at all times be maintained in a manner consistent with the highest standards of a beautiful, serene, private, residential community for the benefit of all.

Sec. 21: Unit Heating and Vacancy: A minimum heating of 50 degrees shall be maintained in each unit at all times and whenever the unit is vacant for more than 2 weeks, the water shall be turned off at the unit's water shut-off valve.

Summary update 08/26/2021