

# Graham Court Condos – Rules & Regulations

Approved and revised 3-10-2020

## Smoking/Vaping...

1. Is prohibited inside ALL units, inside the stairwells or on the fire escapes. Smoking is allowed at a distance greater than 10-feet of the building perimeter, however, smokers should be considerate of others' open windows, doors, etc.
2. Smoking is not allowed on the brick entry stairs
3. Smoking is encouraged near/at the picnic table
4. Butts should never be thrown on the grounds

## Trash & Recycling...

1. All items (trash and recycling) must be placed inside either the dumpster or one of the blue recycling containers.
2. Recyclables MUST BE individually emptied into the blue bins – no plastic bags go in the bins. Put plastic bags in the trash dumpster or return them to Harris Teeter's storefront bin.
3. Absolutely NOTHING (bags, boxes, cardboard, Styrofoam, etc.) shall be left on the ground, outside of a container, or behind the trash dumpster
4. Bulk items MAY NOT be left behind/abandoned when moving in or out, or put in the basement
5. No large/bulk furniture (mattresses, desks, chairs, chests-of-drawers, building materials, etc.) shall be placed inside the dumpster
6. Any item that does not properly fit inside the dumpster should be removed from the property at your own expense, donated or taken to the:

### Orange County Waste & Recycling Center at 1514 Eubanks Rd. in Chapel Hill, 27516

7. Anyone who abandons items on the property will lose their security deposit and the owner of the unit will be fined or charged for the cost of cleanup/removal
8. Please close the sliding door to the trash dumpster after each use
9. The trash dumpster has a sticker that lists the items that are not allowed inside of it
10. As a reminder, the following items should be put in the brown trash dumpster (and not in the recycling bins): plastic grocery bags, dirty/greasy pizza boxes, packing bubbles/peanuts/Styrofoam
11. Food items should be put in the trash...not the recycling bins
12. Large cardboard boxes should be broken down into small pieces and put in the blue recycling bins

## Fire Escapes...

1. ...Should only be used for actual, life-threatening emergencies
2. ...Should not be used as a regular means of ingress or egress
3. ...Should never be used to move items into or out of the individual units...use stairwells, instead!
4. ...Are slippery when wet. Do not use during wet or icy conditions!
5. ...Are not to be used to store items (i.e., trash bags, chairs, bikes, cleaning materials, shoe mats, tools, buckets, etc.) **Any item found on the fire escapes will be removed and discarded immediately** (per Chapel Hill Fire Department such items are considered a trip/safety hazard). Bicycles may not be locked to fire escapes in any way
6. ...Are not common areas to be used for hanging-out, making phone calls, smoking, etc.

## Stairwells...

1. ...Should be kept clear of all personal items. Doormats are considered (per Chapel Hill Fire Department) a trip hazard and must be placed inside each condo they serve. Doormats should be used inside the condominiums and not kept in the stairwells. Doormats found in the stairwells will be removed and disposed of without warning.

## Pets...

1. Owners must clean up their pet's waste immediately and placed in the trash
2. Pets may not be allowed to reside at the property if they present a continued disturbance to others (i.e., barking)
3. If your dog barks frequently while you are not home, you should train it not to bark or move offsite

## Noise...

1. Stereo and TV volume should be kept low enough so that neighbors cannot hear them
2. Headphones should be used if loud music is preferred ...your neighbors don't want to hear others' music