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# BETHUNE

## CONDOMINIUMS

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2917 Main Street | Buffalo, New York

# Rules & Regulations

All rules governing the Association are found in the Declaration of Condominium.

The common principles of associations are shared costs of maintenance and protection of property values through a uniform appearance. All rules flow through these principles.

The Board of Managers/Sponsor have a fiduciary duty to enforce these rules and regulations. The Board/Sponsor has an ethical responsibility to be consistent when enforcing the rules. Homeowners have the right to know when a new regulation is made and an obligation to follow the rules and regulations.

Architectural Control over the exterior appearance of the property and any change in use or any replacements to the unit is the responsibility of the Board of Managers/Sponsor. See Declaration: Article X; Sec. 10.08. Written consent is required before an architectural change is undertaken.

The following Covenants and Restrictions are listed in the Declaration and Condominium By-Laws. See Declaration: Article X; Sec. 10.01 – 10.08 for details:

- Units to be Properly Maintained.
- Mortgages on Units.
- No Nuisance.
- No Immoral or Unlawful Use.
- Obligation to Maintain Utility Service.
- Rules and Regulations.
- Additions, Alterations, and Improvements

As directed by the Declaration, the Board of Managers/Sponsor sets policies. Enclosed are the Rules and Regulations for the Bethune Lofts Condominiums.



## **RULES AND REGULATIONS**

1. This shall be a smoke free condominium. Smoking (defined as carrying, smoking, burning or otherwise handling or controlling any lit or smoldering product containing tobacco, cloves, marijuana or the like, including, but not limited to cigarettes, cigars, pipes or other paraphernalia) shall be prohibited in all areas of the Condominium Property, including the Units and Common Areas.
2. No immoral, improper, offensive, or unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.
3. No owner shall make or permit any disturbing noises in or about their homes which disturb or annoy other residents (i.e. music, television, etc.). No owner shall play any musical instrument in their Unit between 9:00pm and 9:00am.
4. The moving of furniture or household goods into and out of the Unit is restricted to the hours between 8:00am and 7:00pm.
5. No peddling, soliciting or commercial enterprise is permitted in or around the Property or any part thereof controlled by the Board of Managers.
6. Children are welcome to pursue their normal activities, although they are required to observe the same Rules and Regulations that apply to the adults. Adult residents with whom children are living, will be held responsible for the observance of these Rules and Regulations by their children.
7. Unit owners shall be permitted to keep up to two (2) pets (dogs or cats only) within their unit. All animals are to be registered with, and expressly permitted in writing by the Board of Managers. No birds or reptiles or other animals shall be permitted, raised, bred, kept or harbored in any Unit. Pets must be leashed and attended at all times when outside the owner's unit. Pets are not allowed to disturb any resident or cause any damage to the common areas. Owner must always clean up after the animal. Visiting pets are expressly prohibited without prior written permission by the Board of Managers.

8. No birds or animals shall be fed from windows, balconies, or public portions of the Building.
9. The portion of draperies, shades, drapery liners and other interior window coverings visible from the exterior of the unit shall be white, solid off white or solid light beige color to ensure uniformity.
10. Curtains, liners, cloths, clothing, blankets, rags or mops must not be hung from doors, windows or balconies, or placed upon walls, windowsills or railings.
11. Signs, notices, advertisements or illuminations must not be inscribed or exposed or posted on or at any window or other part of any building or common property without the prior written approval of the Board of Managers.
12. No grills or other cooking devices shall be kept or used anywhere on the Property except in areas designated for use by the Board of Managers. Likewise no hazardous or flammable materials including but not limited to propane tanks, gas cans, kerosene or the like may be stored in any Unit, in the Building, or any Common Elements of the Property.
13. Bicycles may not be stored anywhere on the Common Elements. Owners may make use of the Bike Storage Room located on the basement level.
14. Patio furniture is not permitted.
15. All rubbish (trash) and recyclable materials must be placed in appropriate containers and/or chutes, located on all floors of the Building.
16. Extensive repair or maintenance work on any motor vehicle(s) or machine(s) of any kind is not permitted on the property without the prior written consent of the Board of Managers.
17. Any sale or rental of a unit must be reported in writing to the Association Manager along with a copy of the deed or lease involved.
18. No Unit may be leased for a term of less than twelve (12) months. Nor may any Unit be offered for lease on such sites as AirBNB, Vacation Villas or the like. Short term rentals are expressly prohibited. Owners leasing units must abide by the Declaration: Article XI; Sec. 11:09: Owner Responsible for Tenants.

19. All units must be used for single family residence purposes.
20. Unit owners shall not move, remove, add, or change the landscaping of the property in any way without prior written consent of the Board of Managers.
21. The common areas must not be obstructed, littered, defaced or misused in any manner. These shall be used only for the purposes for which they are reasonably suited and capable as determined by the Board of Managers.
22. Every unit owner is liable for any and all damage to the common areas which is caused by said owner or such other person for whose conduct the owner is legally responsible.
23. An event or recreational activity to be held on Bethune Lofts Condominium common areas exceeding ten (10) people shall require written approval from the Board of Managers.
24. Parking for all vehicles is permitted only in the spaces and areas designated for such purposes. Each Unit is allotted one (1) parking space, unless the owner has received prior written consent for an additional parking space by the Board of Managers. The individual parking space(s) allocated to each Unit shall be considered limited common elements, exclusive in the use to the Unit to which such parking space is appurtenant, yet maintained by the Condominium. All common roadway areas are considered fire access lanes and parking is expressly prohibited. If you are entertaining, guests may not park in any areas other than designated visitor parking as assigned by the Board of Managers.
25. No commercial vehicles, RV vehicles, or any unlicensed motor vehicle of any type, is permitted to remain overnight on the property.
26. Boats, trailers, campers, snowmobiles, minibikes or similar recreational vehicles cannot be operated on, or stored on, any portion of the property.
27. No boots, shoes, sneakers, welcome mats, or other items may be stored temporarily or permanently in common hallways of the Building. Such items should only be stored in the owner's Unit.
28. Roof access to Unit owners is expressly prohibited. No Unit owner shall be granted access to the Roof or its components by the Board of Managers.

Rules and regulations concerning the use of the Units and the Common Elements may be promulgated and amended by the Board of Managers. Copies of such rules and regulations shall be furnished by the Board to each Unit Owner prior to the time when the same shall become effective.

See Declaration: Article XI (Sec 11.06 Abatement of Violations, Sec 11.07 Obligation and Lien for Cost of Enforcement, and Sec. 11.08 Penalties and Fines) for further information regarding the Board of Managers' remedies with respect to any violation of the Declaration, By-Laws, or any Rules and Regulations of the Condominium or of any committee of the Condominium.



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