

**RULES AND REGULATIONS
ARBOR PLACE CONDOMINIUM ASSOCIATION, INC.**

REVISED 12/01/09

The term "resident" is defined as occupant of the unit, including person/persons renting the unit. Ultimate responsibility for damages, rule violations, etc. lies with the actual unit owner of record.

Any resident/owner violating any of these rules and or regulations is subject to a fine up to \$200.00 per incident. In addition, further fines may be assessed to cover the costs of legal fees, damages or repairs as a result of violations. The Board of Directors is responsible for notifying the unit owners and residents who violate the rules and regulations of Arbor Place Condominium Association contained herein.

Should a resident or unit owner have a grievance regarding another resident or guest, this grievance must be filed **in writing** to the Board of Directors, in care of Metcalf Realty Company before any action will be taken by the Board. The Board of Directors will hold grievances confidential. Address grievance to:

Arbor Place Condominium Board of Directors
c/o Metcalf Realty Company, Inc.
2710 20th Street South
Homewood, Alabama 35209

LATE CHARGE POLICY

The Association monthly maintenance fee and all special assessment fees are due and payable on the first day of each month and are delinquent after the tenth with a \$20.00 late charge. All fees received after the tenth will be assessed a late charge. There is a \$35.00 charge for returned checks per incident.

CORRIDORS:

1. Corridors are to be free of any garbage, newspapers, bicycles, toys, furniture, etc.
2. No hanging of wreaths or objects of any kind on corridor walls or outside entrance doors except on Christmas.
3. No propping corridor doors open except when moving.
4. Damage to the corridor when moving in or out will be assessed to the owner of the unit.
5. No smoking in corridor.

PATIOS AND DECKS:

1. No hanging objects (bird feeders, birdbaths, plant baskets, etc.) All objects must originate from the floor.
2. No additional enclosures, railing, privacy screens or storage units **outside** the patio are allowed.
3. No garbage, trash, building materials, etc. are to be kept on patios.
4. No patio painting or carpeting allowed.
5. No extension of patios by placement of stones, bricks, plant containers, etc. is allowed.
6. No grills allowed per Board of Directors meeting in July 2009.
7. No placement of nails, screws, etc. in walls of brick or mortar.

BALCONIES:

1. No throwing of any objects from the balconies. This includes, but is not limited to, the discharge of fireworks, cigarette butts, birdseeds, drink cans, beer bottles, etc.
2. No beach towels, clothing, etc. should be left hanging from balconies.
3. No shaking of rugs, dust mops, etc. from balconies.
4. No sweeping of trash from the second story balconies onto below patio. Use vacuum or sweep debris into dustpan and dispose of in garbage.
5. No satellite TV dishes may be attached to balcony railing or exterior of building.

GROUNDS:

1. No automobile repair work is allowed on the property unless deemed an emergency
2. No planting in the ground of any **permanent** type of shrubbery, plants or trees **without PRIOR written permission from the Board of Directors.** If the Board of Directors gives permission, it will be the responsibility of the owner to provide the necessary care and upkeep of the approved items at their own expense. The Board of Directors can direct any unauthorized planting be removed without notification.
3. No placement of birdbaths, statues, etc. on the grounds without approval of the Board of Directors.
4. No placement of objects, such as, statues, etc. at front entrance to buildings.
5. No disposing of cigarette butts onto condominium property.

PETS:

1. Effective 10/01/08 **NO DOGS WEIGHING OVER 30 POUNDS** (adult weight) will be permitted in the community, including visiting pets. All current pets exceeding this weight limit will be “grandfathered” in. The pet owner **MUST** be registered with Metcalf and obtain a dog/cat tag and it must be visible at all times on the collar of the pet when outdoors. Violators will be fined up to \$200.00 per occurrence,
2. Pets are to be maintained on a leash at all times whenever they are outside and must be under the control of you or your handler. This is a **City of Homewood** ordinance and will be strictly enforced. Failure to comply with the leash law will result in a \$200.00 fine.
3. Pets are to be taken to the cove of pine trees behind the pool (“the pet trail”) for defecation purposes. Pet owner is responsible for cleaning up pet waste immediately.
4. No staking of pets on the ground allowed.

LAUNDRY ROOM:

1. Report any malfunction of machines to Metcalf Realty.
2. Keep door closed tightly and lights off when not in use.
3. No smoking in laundry room.
4. Clothes left unattended in washers or dryers for more than two hours may be removed by someone needing to use machines.

POOL RULES:

The Jefferson County Health Department regulates the operation of **ALL** pools in Jefferson County. Many of the following rules and regulations are those of the Health Department. Non-compliance with such rules may result in suspension of the pool operation by the Health Department or the Board of Directors and the Association being fined, or both.

1. All persons entering and using the pool or pool area do so at their own risk and responsibility.
2. The pool is private property, no trespassing allowed. Violators will be reported to the Homewood Police Department and charged with trespassing.
3. Pool hours are from 9 a.m. until 9 p.m. once the pool has been officially opened by the Board of Directors. When the pool is closed, **NO** admittance is allowed.
4. No more than three (3) guests per resident. All guests at the pool area must have a pool pass with them.
5. Owners are responsible for the conduct of their guest and ensure their compliance with all the rules and regulations of Arbor Place Condominium.
6. An adult swimmer specifically responsible for that child must accompany all children 16 years of age and under. Failure to do so will result in a \$200.00 fine – no warning necessary.
7. Proper swimming apparel only. Children who are not potty trained and still in diapers must wear swim diapers. All bathing suits must be hemmed – no frayed jeans or other such apparel.
8. No glass, ceramic or other breakable containers are allowed in the pool area. All cups, bags, napkins, cans, etc. must be taken with you when leaving the pool.
9. No food or alcohol allowed within the fenced pool area.

10. No running, pushing, wrestling, or the creation of undue disturbance in or about the pool area.
11. No pets allowed within the fenced pool area.
12. No smoking allowed in fenced pool area.
13. The noise level of musical devices or equipment and noise from activities of swimmers must not be of a disturbing nature to others in the pool or the units surrounding the pool.
14. Pool MAY NOT be used for private parties.
15. Anyone with open wounds on any part of the body will be asked to leave the pool area.

YARD RULES:

1. Children are not allowed to play, ride bicycles, skate, skateboard or roller blade on the physically challenged ramps, front porches of buildings, laundry room or corridors of building.
2. Children are not allowed to throw balls against the windows, doors or any part of the buildings.

GARBAGE AND TRASH:

1. All garbage, trash, rubbish, pet waste, etc. should be placed in a tightly closed container before depositing in dumpster. No furniture or construction debris is to be put in dumpster. In order to conserve space, please flatten all boxes before loading them into dumpster.
2. **DO NOT PLACE ANY ITEMS OUTSIDE THE DUMPSTER.**
3. Close the dumpster door after depositing waste.

PARKING AND DRIVING:

1. Maximum speed limit on the condominium property is 15 miles per hour.
2. Residents should park within their assigned lined and lettered space for their unit.
3. Residents should park their additional vehicle in an unassigned space. No parking along curbs. This also applies to guests. No more than a total of two (2) vehicles per unit allowed unless authorized by the Board of Directors. There are additional parking spaces at the laundry room area, if needed.
4. No backing in over the sidewalk or parking of vehicle causing blocking of the sidewalk. Physically challenged individuals must have full access to sidewalks at all times.
5. No parking spaces are allocated for boats, campers, trailers, motor homes, etc. Parking of these vehicles is also not allowed in the parking spaces available for automobiles at the laundry room.
6. Any illegally parked vehicle will be towed away at the owner's expense without prior notification.
7. No vehicle that cannot operate on its own power shall remain within the condominium property for longer than forty-eight (48) hours. After this time, said vehicle will be towed without prior notification of owner at the expense of owner of vehicle.
8. Motorcycles should not be driven on the condominium property except to enter or exit.

WINDOWS:

1. No standing or hanging objects in windows of units.
2. Draperies, blinds and shades must have white or off-white backing and kept in good condition at all times.
3. The Board of Directors must approve all storm windows prior to being installed.
4. No burglar bars on windows or patio doors are allowed without prior written approval of the Board of Directors.
5. No replacement of sliding glass patio doors or windows are allowed without prior approval from the Board of Directors.

MISCELLANEOUS:

1. One "For Sale" sign per unit may be displayed in a window. The sign must be professionally printed and be no larger than 18 inches by 24 inches.
2. Observe the "quiet time rule" by not running dishwasher, washing machine, loud TV, stereo or other activities that may produce disturbing noise before 8 a.m. and after 10 p.m. This includes activities on patios and grounds of Arbor Place property.