

## Elkridge II Condominium Association

### Rules & Regulations, Revised Nov 19<sup>th</sup>, 2020

**PETS** – Occupants may have two dogs per unit provided it does not become a nuisance to any other occupant and under the condition that said dog is not tied, fenced, leashed, or permitted to run free on the common property.

**RECREATION EQUIPMENT** – No recreational equipment or abandoned vehicles shall be parked, stored, or maintained on the premises by anyone without written permission from the Managing Agent. Recreational equipment includes, but is not limited to, boats, campers, trailers of every nature, tents, or other like equipment.

**NUISANCES** – No obnoxious or offensive activity shall be maintained or allowed within the Elkridge II Condominium complex and each owner, tenant and/or guest shall occupy and use his condominium unit in a manner that is not offensive to the other occupants.

**GENERAL COMMON ELEMENTS** – The exterior of all buildings, including walls, roofs, windows, doors, entrances, exits, porches, and stairways, together with driveways, walkways, and common land areas are defined as general common elements. No repairs, alterations, maintenance, improvements, nor the affixing or mounting of an devices, items, or fixtures shall be made without the written permission of the Association and as otherwise governed by the Condominium Declarations and Bylaws.

**TRASH** – No trash, debris, or refuse shall be stored outside the Elkridge II Condominium complex except within sealed trash containers or within individual units.

**BUILDINGS, GROUNDS, & GENERAL COMMON ELEMENTS** – No repairs, alterations, maintenance, improvements, not the affixing or mounting of any devices, items, or fixtures, shall be made without the written permission of the association and as otherwise governed by the Condominium Declarations and Bylaws. All driveways, walkways, and entryways within the complex and grounds shall at all times be kept free and clear of any obstruction. No unit occupant, or guest, shall park their motor vehicles or in any way obstruct the free and unlimited access by the other occupants.

**PERSONAL PROPERTY** – No personal property shall be stored, kept, or maintained, except within the enclosed interior of the condominium unit, with the exception of firewood, bikes, and outdoor furniture, which may be stored on porches/decks, as long as they do not obstruct points of emergency egress. Charcoal and gas grills are not permitted for use within 20 feet of any structure.

**PENALTIES/FEES** – In the event the Managing Agent receives any complaint regarding violations of the above rules, they shall notify owners immediately. Owners will have one week to rectify the situation. If the violation is not resolved, owners will be fined \$100 per week, or any partial week, thereafter, until the violation is rectified. All unpaid fees shall become a lien against the property.

Signature

*Andrea Quimet*

Printed

Andrea Quimet

Position

President

Date

12/3/20