

To All View Campus View Condominium Residents & Owners

Amendment to Current By-Law  
and Master Deed Restrictions  
**Effective February 1<sup>st</sup>, 2013**

The Board of Campus View Condominium Owners Association has approved a system of **Rules, Regulations & Related Fines** for certain violations that will take effect on February 1<sup>st</sup>, 2013. The goal of these fines is to gain compliance from residents and owners, not to generate revenue.

All of the violations noted below relate to specific rules or regulations contained in the by-laws or to serious health and safety issues that must be addressed

First offense warnings, where applicable, and notice of fines will be directed to both owner and resident whenever possible, ***with the unit owner ultimately responsible for compliance and payment.***

Owners who are currently leasing their condos, should make the appropriate adjustments to their rental agreement. The enclosed list of fines has been adjusted to add room for a signature and compliance by your tenants for your convenience.

To report violations you must do so in writing to Ann Wesley at [ann.wesley7@gmail.com](mailto:ann.wesley7@gmail.com).

# Campus View Condominiums - Rules, Regulations, and Related Fines

Effective February 1<sup>st</sup>, 2013

## **Pet Rules and Regulations**

Dogs must be kept on a leash and under the owner's supervision at all times. Dogs cannot run at-large or under voice command in the building or on the property.

1. Pets must wear a current license and rabies tag at all times.
2. Any pet whining, barking, parasite infestation, or relieving themselves in common areas of the condo building is grounds for fines, expulsion, and/or payment of property damages.
3. Any person having custody or control of any animal and failing to immediately remove and clean up any feces or urine left by any pet inside or outside the building and dispose of in a sanitary manner into the dumpster will result in fines.

## **General Rules and Regulations**

1. There shall be no disruptive or excessive noise in common areas or from inside a residence that is disturbing to other residents. This is a violation of our master deed and local ordinances.
2. No improper disposal of trash (i.e. leaving trash in breezeways or on patios).
3. Bicycles are to be stored on bike racks and not chained to stairwells or patios, all stairwells must remain clear per fire code
4. Gas or charcoal grills are not to be used or displayed on any patio or balcony per fire code.

## **Fines for General Violations**

- First offense – warning only
- Second offense - \$25 fine
- Third offense - \$50 fine
- Subsequent offenses - \$100 per occurrence plus possible legal action.
- possible legal action.

## **Landlord/ Resident Compliance**

As a resident of Campus View Condominiums, I agree to all policies that are outlined by the Home Owners Association. I further agree that if I fail to abide by those guidelines and the landlord receives a fine for my non-compliance, that I am responsible to reimburse the landlord for any fines imposed by my actions. I am in further agreement that these violations will be considered a material violation of my rental agreement, and the landlord may proceed against me as the law directs to gain compliance and/or terminate my tenancy.

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date