

To All View Campus View Condominium Residents & Owners
Amendment to Current By-Law
and Master Deed Restrictions
Updated January 2020

The Board of Campus View Condominium Owners Association has approved a system of **Rules, Regulations & Related Fines** for certain violations. 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 or on the website at www.CampusViewCondominiums.com.

Pet Rules and Regulations

1. 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.
2. Pets must wear a current license and rabies tag at all times.
3. 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.
4. 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.
5. Breed restrictions apply: No Rottweilers, Pit Bulls, Dobermans or Chows or any dogs mixed with such breeds are prohibited.
6. Pets may not be left attended on the grounds or on a patio or balcony. They must be on a leash when outside at all times.
7. There is a limit of 2 pets per condominium and pets shall not be kept for breeding purposes.
8. Pets that exhibit signs of aggressive propensities toward other residents or pets will not be permitted to reside on the premises.
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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). No clothes, sheets, blankets, rugs or laundry shall be hung out or exposed.
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.
5. All Condominiums shall be used for residential purposes and for occupancy by a single family or no more than 4 persons. Leases shall not be less than 1 year.
6. Nothing shall be done or kept in the unit that shall cause an increase in the rate of insurance on the building or that could result in cancellation.
7. Vehicular parking shall not be allowed in the right-of-way of the streets and roads of the property and shall be limited strictly to those areas specifically set aside and designated as parking areas. Owners are required to register their vehicle or their occupant's vehicle at least once per year in August or more often if the information has changed. Up to 3 parking permits will be given for owners that are in good standing. Vehicles that are not registered will be towed at the owner's expense. Visitors should park in visitor parking. Vehicles that are inoperable or that do not have a valid registration will be towed. No trailers or recreational vehicles are permitted.
8. No nuisance shall be permitted, and no waste shall be committed in any condominium unit, Common or limited common areas.
9. Owners or occupants are not permitted to hang or display anything on the outside of the windows or placed on the outside walls of the balcony.
10. Nothing shall be done or permitted in any condominium that will impair the structural integrity of any building or that would affect the exterior appearance of any condominium unit. No condominium unit shall be used in any unlawful manner that might cause injury to the reputation of Campus View Condominiums.
11. No Owner shall be allowed to plant trees, landscape, or do any gardening in any of the Common or limited common areas.
12. No furniture shall be placed in the common or limited common areas.

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.
- Owners who fail to pay for fines are subject to the same penalties as outlined in the master deed for nonpayment of assessments, which can include legal action, and/or a lien being placed on the unit. Owners to be considered not in good standing if they have outstanding assessments or fines. Parking privileges will be revoked until such good standing is restored.