

THE PLAZA AT GRANDVIEW

7/20/84

Introduction

Condominium living can be easy and enjoyable if three simple and familiar things are remembered:

- Consideration of Your Neighbors
- Common Sense
- Good Taste

The purpose of these rules is to assist unit owners to live enjoyably and in harmony with their neighbors at the Plaza. These Rules and Regulations have been approved by the unit owners owning a majority of the common interest. According to the Code of Regulations (By-Laws), changes may be made by a proposal in writing to the Owners Association Council meeting and will be effective when approved by the unit owners owning a majority of the common interest.

The purpose of the Council of Plaza at Grandview Owners Association is to act in behalf of its members as their governing body with respect to the administration, maintenance, repair and replacement at the Plaza.

The Code of Regulations for the Plaza at Grandview describes the functions of the Association. A unit owner is advised to become familiar with this Code. It was amended and approved March 4, 1982 to make all the unit owners members of the Council. Any request for an exception to the Rules and Regulations or the Code of Regulations should be directed in writing to the Council. Unless the majority of Unit Owners approves such request in writing, unit owners are expected to comply with these Rules and the Code of Regulations. When a rule is specifically covered in the Code of Regulations or the Declaration of Condominium, it will be so referenced.

A. Responsibility of the Owners

1. Owners will be held responsible for violations of these rules by guests, children, lessees and themselves.
2. Violation of these rules or complaints will be called to the attention of the security guard on duty and he will courteously inform the culpable person with the expectation that the violation must be stopped and not repeated. If the violation continues or repeats, the security guard will inform the Council president who, in consultation with other officers of the Council, will assure that appropriate action is taken.
3. The owner in violation will be required to reimburse the Council for the cost of any repairs or clean-up resulting from the violation. (Code of Regulations,

Article X, Section 7)

4. Unit owners or lessees shall not:
  - a. Permit anything to be kept on or done to the property which will cause an increase in the cost of insurance for the common areas. (Code of Regulations, Article X, Section 1)
  - b. Permit anything to be kept on or done to the property which will obstruct or interfere with the rights of other occupants. (Code of Regulations, Article X, Section 1)
  - c. Commit or permit any nuisance, immoral or illegal act to be committed on the property. (Code of Regulations, Article X, Section 1)

B. Children and Guests

1. Each unit owner shall be responsible for the conduct of guests and children.
2. Use of the common areas including the Party Room by adult guests and children shall not be permitted unless the unit owner is present in the building. The security guard has the authority to enforce this rule.
3. Owners and lessees will be responsible for any damage done by children and guests when using the Party Room or any common area. (Code of Regulations, Article X, Section 7)

C. Noise

1. Owners, lessees and guests shall not make or permit unreasonable noises that will create a disturbance to other residents. Radios, Television, Hi-Fi sets, organs or other musical instruments must be kept at reasonable volume. (Code of Regulations, Section X, Article 1)
2. Any work requiring the use of tools such as drills, hammers, etc. is to be confined to the hours of 8:00 a.m. to 6:00 p.m. Monday through Saturday.

D. Garbage and Trash Disposal

1. Proper disposal of trash and garbage is important if the building is to be clean, sanitary and odor-free. With evidence of insects or rodents, the security office should be notified in order that proper action may be taken. (Code of Regulations, Article X, Section 3)
2. The kitchen disposal unit is to be used for all food waste which can be crushed or ground. (Code of Regulations, Article X, Section 3)
3. All other waste must be placed in plastic bags or wrapped in plastic and securely tied before being placed in the trash chute. No diapers or other human or animal wastes should be deposited in the trash chute unless properly wrapped and sealed. (Code of Regulations, Article X, Section 3)

4. Grease should not be poured down the kitchen sinks but should be placed in a container in the refrigerator until hard, then wrapped securely, tied or sealed in a plastic bag, and then deposited in the trash chute. (Code of Regulations, Article X, Section 3)
5. Liquid and glass should be wrapped and enclosed in plastic before it is deposited in the trash chute. (Code of Regulations, Article X, Section 3)
6. Clean waste should be placed in plastic bags. Cans should be rinsed and wrapped before disposal. (Code of Regulations, Article X, Section 3)
7. To avoid clogging the trash chute, do not force anything through the chute door. Objects too large for the chute should be placed in the trash chute area where they will be removed. (Code of Regulations, Article X, Section 3)
8. Discretion should be used about using the trash chute at night. (Code of Regulations, Article X, Section 3)
9. All debris from construction in a unit should be removed by workmen without damage to the building or carted to the trash room (on the first level). (Code of Regulations, Article X, Section 3)
10. No storage is permitted in the trash chute areas. Please observe all notices placed in the trash chute rooms. (Code of Regulations, Article X, Section 3)

E. Pets See Amendment to Code of Regulations dated 1/8/75

1. No pets shall be permitted. (Unit owners who now have pets may keep them for the life span of the pet.)  
(Code of Regulations, Article X, Section 1)
2. Pets must be on a leash at all times while in the Common Areas. (Code of Regulations, Article X, Section 1)
3. No pets are to be brought into the property by guests, lessees or new owners. (Code of Regulations, Article X, Section 1)
4. All pets, unless carried, should be taken in and out the second floor lobby door or the garage. No pets shall be permitted in the main lobby or any other common area.  
(Code of Regulations, Article X, Section 1)
5. Each present unit owner (as of 6/10/84) is permitted to acquire a pet at any time during his/her current period of unit ownership provided that he/she declares his/her intentions prior to 7/4/84. (Those declaring intentions to acquire a pet were: Christophers, Ziesenheims and LaRoches.)

F. Building Exterior

1. Balconies will be kept in good appearance at all times.
2. No articles of any kind will be hung over the balconies except for the American flag on the June 14 and July 4 holidays. (Code of Regulations, Article X, Section 2)

3. No articles will be placed on the railings.
4. Nothing may be shaken, thrown or poured over the railing or out of the windows. Cigarettes and matches thrown from the balcony can be dangerous.
5. Flower pots, boxes, or other material shall not be suspended from railing or railings or kept on the railings. (Code of Regulations, Article X, Section 2)
6. No cooking or grilling is permitted on balconies. Outdoor cooking is permitted only in the far corner of the back enclosed common patio. (Code of Regulations, Article X, Section 1)
7. Radios, TVs, etc. played on the balconies should be kept at low volume so as not to disturb others. (Code of Regulations, Article X, Section 1)
8. Proper care should be taken when washing balconies so that water does not drip or run down to the balcony below.
9. No alterations to the outside of the building are permitted without written approval of the Council. (Code of Regulations, Article X, Section 2)
10. No unit owner may paint, decorate or otherwise alter or modify in any way the outside of his unit, or install outside of his unit any canopy, awning, covering, radio or television antenna, or structure or addition of any kind without written approval of the Council. (Code of Regulations, Article X, Section 2)
11. The roof is not a recreation area. Only unit owners

shall be permitted on the roof after notifying the security guard.

12. No signs of any kind may be displayed. (Code of Regulations, Article X, Section 2)

G. Building Interior

1. Each unit owner shall maintain his own unit in good condition, order and repair at his own expense.  
(Code of Regulations, Article X, Section 2)
2. Unit owners will pay for water damage or other consequential damages to unit owners or to common areas whether caused intentionally, negligently, by accident or by his failure to properly maintain, repair or make replacements to his unit. (Code of Regulations, Article X, Section 7)
3. Occupancy of a unit is restricted to a single family.  
(Code of Regulations, Article X, Section 1)
4. Units will be used only as a residence. No unit shall serve as a business or commercial office. (Code of Regulations, Article X, Section 1)
5. No smoking is permitted in the elevators. (State Law)
6. The halls, walks, lobby, elevators and stairways must not be obstructed or used for storage. (Fire Regulation)
7. Highly flammable material such as gasoline, kerosine, paint remover, etc., shall not be placed in lockers or any common areas.

8. Any work in any unit that involves major structure, wiring, or plumbing changes must be approved by the Council. All local laws and ordinances must be complied with and the appropriate permits obtained. If work in a unit results in damage to other units, to the interior of the building or increases maintenance work, the owner of the unit will be charged for repairs to such damage or for maintenance. No unit owner shall overload the electrical wiring in the building. (Code of Regulations, Article X, Sections 4 and 7)
9. Noisy construction activity shall be permitted from 8:00 a.m. to 6:00 p.m. Monday through Saturday.
10. Personal property of unit owners shall be stored only in their unit or in their lockers. (Code of Regulations, Article X, Section 3)
11. No articles of personal property belonging to a unit owner shall be stored in any common area without prior written consent of the Council. Requests for storing by a unit owner shall be addressed to the Council in writing with an explanation of the necessity for the request. (Code of Regulations, Article X, Section 3)

H. Elevators

1. Excessive maintenance costs will be avoided and the good appearance maintained if care is taken not to mar or scratch the interiors and doors. Owners are liable
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for any damage caused by themselves, their family, guests, children or workmen. (Code of Regulations, Article X, Section 7)

2. Shopping carts are not to be left in the elevators or halls. They must be returned promptly to the garages.
3. Only the freight-passenger elevator shall be used for the transport of construction material or large objects. The moving pads should be installed if a significant amount of moving is to be done. The other elevator is for passengers.

I. Garages

1. Parking spaces may not be used for any purpose other than parking. No other articles shall be stored in the parking spaces. A violating owner will (a) be responsible for fines levied by the Fire Marshall; and (b) be subject to remedies outlined in the Code of Regulations, Article X, Section 6. (Code of Regulations, Article X, Section 6)
  2. No alterations or additions may be made in owner's space. (Declaration of Condominium, Article XII)
  3. Speed in the garages should be slow and caution taken in the two-way traffic areas.
  4. Parking spaces are for parking of owners' cars only and may not be rented to outsiders.
  5. Due to current water problems, there will be no car
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washing in the guest garage or A Level garage.

6. Due to dampness, there will be no car washing in the B-Level garage.
7. Unit owners are permitted to park their cars in the guest garage when a space is not needed for guest parking. If the guest garage is full (such as during holidays) the security guard will advise the unit owner to remove his automobile.

J. Exercise Room

1. Those using the exercise room are responsible for taking proper care of the equipment. The room (including the sauna and shower areas) is to be left in good order.
2. Equipment belonging to unit owners is left there at their own risk.
3. Children under age 12 are not permitted in the exercise room without an adult present.
4. It is inadvisable to use the sauna alone.
5. For medical reasons, children should not be permitted to use the sauna.

K. Party Room and Patio

1. The Party Room and Patio are available for the use of Association sponsored social functions or activities but, when not in use by the Association, may be reserved and

used for individual owner's private parties in accordance with the following rules:

- a. Permission for such use must be arranged through security no more than 90 days in advance.
  - b. Security should be furnished with information about the event -- numbers of attendees, etc.
  - c. No owner shall sponsor an event for his organization, business or children without the owner being on the premises at the time of the event.
  - d. The Party Room and Patio must be cleaned by the unit owner, or at his expense, by noon the following day.
  - e. Volume of any music provided shall be kept at a reasonable level. (Code of Regulations, Article X, Section 1)
2. The Party Room may be used by a unit owner on a holiday provided the Association does not plan to use it.
  3. No drinks or food may be consumed by guests in the lobbies or halls except when events are scheduled by the Association.
  4. Individual owners who have parties in their own units should contain them to their unit unless other arrangements are made.
  5. Security has the authority to request observance of these rules.

L. Guest Room

1. Reservations for the guest room can be made no more than 60 days in advance. First reservations take priority.
2. The guest room cannot be reserved for more than 10 days at a time. If there is no reservation pending, the stay may be extended for a reasonable time.
3. To rotate the use of the guest room for the Christmas Holidays, if a conflict of reservations should occur, a drawing shall be held on November 15. This rule applies for the period of December 18 to January 4.

M. Security

1. It is suggested that security be notified by a unit owner where he may be reached by mail or telephone when he is away or provide the name of a person who can be notified in case of an emergency.
2. Security guards are to verify all tradesmen, service people, sales agents, guests and visitors. This is in the best interest of all owners.
3. In the absence of an owner from his unit, security personnel shall be permitted to enter the unit under either of the following circumstances:
  - a. With the unit owner's permission.
  - b. In the case of an emergency such as a fire, water

leak, etc.

(Declaration of Condominium, Article V, Section 6)

4. Security shall see that all outside doors of the building are locked at all times.

N. Leasing

1. Units may be leased only to prospects approved by the officers of the Council. No sub-leasing will be permitted. It is the obligation of a lessor that their tenants be acquainted with and understand all Rules and Regulations. No unit may be leased to a business or corporation. (Code of Regulations, Article V, Section 2)
2. Owners may lease their unit only one time during the year for a minimum of one year. (Code of Regulations, Article V, Section 2)
3. No unit may be leased to a family with pets. (Code of Regulations, Article V, Section 2)
4. The president of the Council shall be advised in writing of any intent to lease and will provide a lease application form which will supply information about the proposed lease and the lessee. A period of not more than thirty (30) days must be allowed by the owner for processing and acceptance of the lease agreement. An executed copy of the proposed lease must be forwarded to the President of the Council prior to the lessee's arrival. Should the lease be refused, the owner will be

notified in writing. (Code of Regulations, Article V, Section 2)

5. The unit is to be occupied only by the lessee and his family. (Code of Regulations, Article V, Section 2)
  6. The officers of Council (or designee) will interview and approve all prospects before leasing. (Code of Regulations, Article V, Section 2)
  7. The application processing fee for any lease is \$50.00, payable to the Plaza at Grandview Owners Association. (Code of Regulations, Article V, Section 2)
  8. No lease will be approved if maintenance payments or special payments are in arrears. (Code of Regulations, Article V, Section 2)
  9. The unit owner shall be fully responsible and shall be assessed for all losses or damages caused by the lessee to Condominium property and the legal and other costs in this connection. (Code of Regulations, Article V, Section 2)
  10. Leases shall make provision for eviction of lessee for violation of Condominium Rules. Eviction costs shall be charged to the owner. (Code of Regulations, Article V, Section 2)
- REFER TO CODE OF REGULATIONS FOR ADDITIONAL INFORMATION

O. Maintenance Fee

1. The maintenance fee is due on the first of each month.
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(Code of Regulations, Article IX, Section 3, Part D)

2. Checks are payable to The Plaza at Grandview Owners Association.

P. Suggestions

1. A box for excess mail should be placed in the mail room during an owner's absence unless arrangements are made to hold mail at the post office.
  2. The bulletin board is for unit owners' information. Please check it for notices.
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