

Mountain River Manor Condominium Association, Inc.

Rules and Regulations – Updated 2021

The intent of these regulations is to promote the safe and enjoyable use of the Community for owners, residents, and guests. Each owner is responsible for the actions/inactions of the resident, visitor, and animal that uses the property. It is the owner's and/or their representative's responsibility to keep all occupants informed.

Use of Common Areas

General rule: Do not obstruct or use common walkways, stairways, passageways or driveway for any other purpose than ingress or egress from units.

The walkways, decks, rec room, and all other common areas shall be kept free of all personal items of every nature including, but not limited to, bicycles (except as arranged for winter storage in an Association-approved area), recreational equipment, grills, furniture, wall hangings, clothing, trash. The decks and patios shall be used only for general lounging and picnic purposes and shall not be used for hanging garments or other articles or for cleaning or storage of rugs, household articles or other items.

Feeders of any type with food for any type of animal are expressly prohibited.

Non-gas grills are expressly prohibited. There shall be no barbecuing on the decks/walkways. All barbecuing shall be limited to the rear patio on the basement level and not under any overhang.

Each owner shall be responsible for leaving the laundry and common areas clean after their use of the same.

Smoking is prohibited in any Common or Limited Common Area other than the designated area near the trash shed. Cross contamination, including but not limited to smoking, is considered a nuisance and a violation of these rules.

Decorations are not allowed in common areas or anywhere outside of a Unit.

Parking / Driveway Use

Parking on the premises shall be permitted only in the parking area for occupants of the community on a reserved basis. Parking spaces are chosen by lottery each year, and rotate on May 1st of each year.

No vehicle shall be parked in such manner as to impede or prevent ready access to any driveway or exit from the building.

Bicycles are to be kept in the bike racks. There is no bicycle storage on the walkways. There is no motorcycle-specific parking area on the property. Motorcycles are only to be parked in vehicle parking spaces.

General Community Guidelines and Etiquette

Quiet hours for the whole community shall extend from 10:00 PM - 8:00 AM Sunday through Thursday and from 10:00 PM - 10:00 AM Friday & Saturday.

At all times, all occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises or using devices in such manner as may disturb occupants of other units.

No work/maintenance/repair of any kind is permitted outside a Unit including but not limited to the exterior surfaces of the building. For further remodel/construction information, please refer to the Association's Construction Policy.

The exterior of all interior window coverings shall not be replaced without the permission of the Board of Directors of the Association. The intent of this rule is that the building have a uniform appearance in respect to the window treatment of all the units' windows.

Except as allowed by law or approved by the Board of Directors, no installation of outside wiring, antennas, machines, air conditioners or any other unit-specific item is permitted. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner.

Except as allowed by law, pets and other animals are expressly prohibited. **Pick up after all animals.** Applications for service animals should go through Association Management.

Please be considerate of the waste lines of the building by properly managing the use of disposals, sinks, toilets, showers, etc. Use of disposals is highly discouraged. Residents will be held responsible for items that cause a plumbing back up. If you have a clogged plumbing fixture please have it cleaned by a plumber or drain specialist.