

DUPONT TOWERS OWNER'S ASSOCIATION

RULES & REGULATIONS

1. No structural, construction, additions, or removal on the exterior of any unit and/or common area shall be commenced or conducted without the written approval of the architectural committee, or in its absence, the Executive Board, (i.e., roof replacement, door color or replacement, mail boxes, etc.).
2. Any damage caused by a homeowner, renter, or guest shall be assessed to the particular homeowner who caused the damage or whose renter and/or guest causes said damage.
3. Unit owners agree to accept responsibility by the Condominium Act and the condominium documents. Unit owners further agree to pay upon demand any invoices for repairs to the above portions of their unit whether or not they specifically authorized the repair. Any repair charges unpaid after 30 days will be assessed against their unit and subject to late fees and collection proceedings.
4. No signs shall be placed or exposed on or at any window or on any other part of the property unless prior written approval is received from the Executive Board.
5. No awnings, shutters, air conditioners, or other objects shall be installed in windows if they protrude beyond the inside limits of the unit.
6. The exterior of the units and all other areas appurtenant to a unit shall not be painted, decorated, or modified in any manner without prior written consent of the Executive Board.
7. Cars parked on property lot must display a parking permit. Failure to display a parking permit may result in the car being towed. Owner is responsible for towing and storage fees.
8. Any vehicle that cannot operate on its own power, or without legal tags and inspection, or appears to be abandoned shall not remain on the premises and will be removed in five (5) days at the owner's expense, after notification
9. No campers, trailers, boats, or similar vehicles shall be parked or stored on any area designed as reserved for parking or on any common area ground. Parking vehicles will be limited to cars, vans, jeeps, motorcycles, and pick-up trucks.
10. Only emergency vehicle repairs may be performed on the property. No oil or other fluids may be drained onto the pavement or into the sewer.

11. Parking is prohibited in any area that is posted with a No Parking sign or designated with yellow caution tape.
12. Parking is prohibited in any area that would inhibit free access to any area by an emergency vehicle. If towing is necessary, the owner will be responsible for all towing fees.
13. The trash dumpsters are for the exclusive use of the residents. However, trash must be disposed of in the dumpster/chute in a plastic bag secured at the opening. Carboard boxes are not to be thrown down the trash chutes - must be deposited into dumpster. Trash violations can result in a fine.
14. All federal, state, and city regulations for recycling must be followed.
15. Trash and recyclables must be placed in the proper containers. Large items such as furniture that does not fit inside the receptacles must be reported to Management for a bulk pick-up at owner's expense.
16. Dogs are **NOT** permitted anywhere on the property. Permitted pets shall not be allowed to run loose anywhere in the complex. Owners are responsible for any damages or incidents incurred by such actions.
17. No resident or guest shall make or permit any noises, offensive odors, or do anything that will interfere with the rights, comforts, convenience, or quiet enjoyment of others.
18. Smoking is prohibited in the lobby, hallway, stairwells and pool area.
19. No resident or guest shall use or bring into any unit or limited common area any flammable materials or environmental hazards deemed to be dangerous.
20. Consumption of alcoholic beverages in common areas of the property is prohibited.
21. Residents and guests shall not take partake in outdoor games and activities on the grounds which disturbs other residents or causes damage to the grounds.
22. Stationary items may not be left out on the lawn at any time when not in use; i.e. tables, jungle gyms, playhouses, pools, etc.
23. The personal property of the unit owners must be stored in their respective units. The Association is not responsible for any lost, stolen, or missing items.
24. No waterbeds are to be brought into the units for any reason whatsoever.
25. Residents and guests are not permitted on the roofs for any reason.

26. Hanging of laundry on any area outside the unit is prohibited.
27. Except for hanging plants and seasonable decorations, no articles shall be placed or hung in the lobby or hallways. Seasonal decorations must be removed in a timely manner or may be discarded.
28. No antenna or satellite dishes shall be erected on any exterior area.
29. Door to door solicitation is prohibited.
30. No toys or bicycles shall be left in front of any unit or in any common areas overnight.
31. All residents are responsible for their guests and shall abide by the rules and regulations of Dupont Towers Owners Association. The Executive Board may promulgate additional rules and regulations from time to time.
32. Residents and guests shall be liable for all damages to the building caused by receiving deliveries, or by moving or removing furniture or other articles to and from the building.
33. Walkway and entrances shall not be obstructed or used for any purpose other than egress and ingress to and from the units.
34. The service area, (located at the west end of the building) is designated for all those moving in and out. Under no circumstances shall anyone move in or out through the lobby area.
35. Barbecuing is not permitted on the premises.
36. If any owner lists his/her unit for sale, you must inform the Management Company of the listing and when the sale of the unit is complete.
37. Any owner "renting out" his/her unit must provide a copy of the current lease to the Management Office. Lease term must be a minimum of six (6) months.
39. New or replacement front door key, parking lot gate key, mailbox key or unit door key will be at the expense of unit owner. See current welcome sheet for fees.
40. Contact Management Office for Clubroom reservations (24 hour notice is required). A \$100 deposit is required for any functions requiring use of the kitchen.
41. Any ongoing or repeated violation of any of the above can result in any Executive Board decision to levy a fine against the owner.