

THE MC CALLUM CONDOMINIUM
6635 McCallum Street
Philadelphia, PA 19119

RULES & REGULATIONS

USE RESTRICTIONS

See Article 8 of the Declaration (8.1a. through 1.)

ACCESS TO THE BUILDING

In order to keep the building safe, please do not buzz anyone in if you do not know them. Also, never hold the door open or allow someone to walk in behind you. All visitors must be buzzed in the by person they are visiting.

KEYS AND LOCKS

Upon move in, you will be provided with one front door key, one unit door key, one mailbox and one alarm key. Please do not change or add locks. The Management office must approve any lock change and the unit lock keyed to the master key. If it becomes necessary in an emergency to break down a door to secure entry, the cost of the replacing the door is the unit owners (see Article 2 and 3 of the Declaration).

LOCK OUTS

Any resident that needs to be let into their unit after office hours MUST SHOW PICTURE ID AND KNOW THEIR SOCIAL SECURITY NUMBER, before they are let into their unit. Any person whose name is not on record will not be let into the unit. A \$25.00 cash fee is to be paid at the time of entry.

HEAT

When the outdoor temperature falls below 32 degrees, the thermostat can be turned to **AUTO** and **EM HEAT**. The heater unit will take only the air in the unit and heat it with electric resistance coils, which are installed in the main duct of your unit. Then when the temperature goes back up one can put the thermostat back on **AUTO** and **HEAT**.

If you have any questions, call 215-848-1030.

FIRE SYSTEM

Your unit is equipped with smoke detectors. If there should be a fire in your unit, the smoke detector will start to beep. If there should be a fire in the building, the fire alarm siren will go off on the floor where the fire is located, the floor above and below. For example, if there is a fire on the 4th floor, the siren will sound on the 3rd, 4th, and 5th floors and a message will be transmitted through the speakers in the halls and each bedroom announcing the evacuation of the building by the way of the fire towers. The passenger elevator will automatically be recalled to the 1st floor lobby level. Please adhere strictly to any instructions given over the speaker system.

TRASH

Dispose of trash in tied plastic bags in the dumpster. Please flatten all boxes before putting them in the dumpster. Never, ever store trash in halls or fire tower.

NOISE

In general, use good common sense and refrain from any activities that would be a disturbance to your neighbors. Stereos, televisions, and other activities must be kept to a minimum between the hours of 10:00 PM and 8:00 AM in consideration of your neighbors.

PARKING

All spaces are rented and are assigned to units. If you do not pay for a space, do not park in it, even if only for one minutes. Please do not park in front or on the sides of the building, as they are fire lanes. Illegally parked vehicles will be towed without further notice at the vehicle owners risk and expense. No mechanical work is to be done on cars in the parking lot. Please ask your visitors to refrain from blowing their horns or playing the radio loudly out front.

All vehicles must have a current registration and be in running condition.

STORAGE SPACE

Management, if a unit owner desires, may make available to resident free of charge, a space in the building for the storage of goods and effects. Residents can only access the storage area during regular McCallum office hours. In consideration of the fact that no extra charge is made for the furnishing of such space by the Association, it is understood that neither the Association nor Management shall be liable for loss or damage to any stored goods.

DOGS

No dogs are allowed on the property.