

BALCONIES, BACKYARDS, & FRONT OF UNIT

PROCEDURES / ANNOTATIONS

Please also consult the Hazards Policy regarding storage of all hazardous materials and equipment containing hazardous materials

POLICIES

UTILITY ROOM (ALL UNITS EXCEPT FOR 49-56)

2. Access to the utility room system by the Fire Department or any other emergency or maintenance services must be available at all times, and a clear path to the utility shut offs must always be maintained
3. Storage in a utility room is permitted, with the caveat that all utility shut offs must be easily accessible

SPRINKLER ROOM (UNITS 49-56)

Units 49-56 are the only units currently equipped with a sprinkler system, and as such are subject to the following:

4. Due to local fire department regulations, no storage is permitted in sprinkler rooms at all
5. If any equipment or storage is found to be blocking access to the sprinkler system at any time, the Board may immediately move the equipment in the sprinkler room and issue a warning and/or fine as per the Complaints and Punitive Measures Policy
 - a. If the member's equipment is not removed within one (1) week from the date of notice due to permission being revoked the equipment will be removed and the member will have to contact the office to claim the equipment
 - b. If the equipment is not claimed within one (1) month from the date it was to be removed it will be disposed of at member cost
 - c. The Board of Directors is authorized to revoke member access and storage of equipment if the member has had repeated warnings related to the sprinkler room

BARBEQUES & FIRE PITS

6. There will be absolutely no use or storage of any kind of barbeques or fire pits (gas, charcoal or electric which have exposed heating elements) on balconies at any time due to the possibility of a fire
7. Barbeques and fire pits must be moved at least 36 inches away from the townhouse exterior wall and fencing prior to using within the member's backyard. They must remain 36 inches away from siding and fencing until they have cooled completely
8. Fire pits must not be used on grass, and must have pavement, rocks, or another non-flammable surface to sit upon when in use

BALCONIES, BACKYARDS, & ATTICS

9. Use of standalone sunshades, awnings, umbrellas, radiance covers, and other non-permanent shade structures will be permitted in yards
 - a. Tarpaulins (tarps) are not permitted as part of any shade or rain structure in yards or on balconies
 - b. Umbrellas and other collapsible shades may be used on balconies
 - c. No structure, whether open or closed, temporary or permanent, homemade or professionally made, attached or freestanding is permitted to be installed on the balcony of any unit without the consent of the BoD
10. Balconies are not to be used as a storage area

11. Indoor appliances and furniture may not be stored on balconies
12. Storage of bikes is allowed
13. Nothing is to be permanently hung on or over balconies; if a member/resident wishes to install appropriate privacy screens, they must submit a request to the BoD for approval
14. The Co-op has the right to direct a member to clean-up unsightly balconies
15. Small drying racks are permitted on balconies
16. Nothing is to be affixed to the siding, wood trim or soffit
17. Pet owners are not allowed to let their pets urinate or defecate on the balcony at any time for any reason
18. Items on balconies must not allow water to sit or collect on the surface (i.e. place a catch-basin under planters)
19. Changing the terrain of a backyard is permitted, without BoD approval, as long as it doesn't cause damage or rot to the fences, with the understanding that the maintenance of the altered terrain is the member's responsibility
20. Members/residents are not permitted to leave the backyard in an unsafe, unusable, or ill-maintained manner at any time
21. Members/residents are not permitted to attach anything to fences.
 - a. Fences are not to be utilized as supports for any structures, and nothing is to be secured to the fencing
 - b. Nothing weighing more than 20lbs is permitted to be leaned against fences
 - c. Members may use suitable hooks on the tops of fences, providing:
 - i. These hooks must not cause any damage to the fencing
 - ii. These hooks are only to be utilized for items weighing less than 10 lbs (e.g.: small potted plants, decorations, etc.)
22. Nothing can be installed or built within 6" of any fence. This is to prevent rotting, and to allow ease of access for repairs to any fence
23. Attic spaces are to remain empty, to be utilized for maintenance and repair reasons only. No storage or personal use of attic spaces will be permitted