

FRENCHMAN'S PLACE ASSOCIATION

Rules & Regulations

COMMON AREA

- *Smoking is prohibited in all common areas; this includes the parking garage, elevator, residential hallways and stairwells.*
- Personal items that are intended to be decorative may be placed in the common area; however, the Board reserves the right to remove them at their discretion.
- Owners may store such decorative items at their own risk.
- Items may not be placed in the common area if they inhibit the use of the hallways or access to the units by emergency personnel.
- Bikes may only be placed in the designated storage areas in the front entry and parking garage where the bike racks are located. No bikes shall be stored in any other areas of the common area including the common hallways or entrances. This provision is designed to eliminate damage to common area walls and prevent inhibiting the use of the hallways or access for owners and emergency personnel. Only bikes that are used on recurring basis should be left in the storage areas but only to the extent space is available. If the bike racks are full, bikes should be stored in the owner's individual unit. Bikes that are not used on a recurring and frequent basis ([at least once per week](#)) should also be stored in the owner's individual unit or owner's individual storage unit in the parking garage to allow room for bikes used on a recurring and frequent basis. Bikes not stored accordingly will be impounded by the association and owners will be obligated to pay a \$50.00 fee for the return of impounded bikes. Fees assessed will be used to repair walls and other areas of the common area damaged by unapproved bike storage.

DECKS

- Personal items that are allowed on exterior decks are limited to traditional deck furniture, propane or natural gas barbecues, firewood and potted plants. Gas barbecues may only be used on the decks.
- Clotheslines are not permitted on decks. Hanging or draping any kind of material (such as towels, swim suits, clothing, laundry) over deck railings is not permitted.
- Because all condos have ample storage, owners are to store skis, bicycles and other sports equipment inside their unit or storage space.
- Hanging of flags and/or windsocks off decks or on the exterior of the building are not permitted.

DOGS

- The following guidelines regarding dogs at Frenchman's Place must be adhered to at all times:
 1. Owners shall keep their pets inside their condominium
 2. Dogs shall be kept on a leash when not in the condominium
 3. Owners shall clean up their dogs waste immediately
 4. Owners shall take sufficient steps to prevent their pets from unreasonably disturbing other owners and shall remove any pet that they cannot sufficiently control.
 5. Renters are prohibited from having pets
- Violation of these rules will result in \$100 fine per incident being applied to the unit of the involved pet owner.

DUES COLLECTION

- Dues are billed the first of every month and are due no later than 20 days after the billing date.
- The dues are in arrears if they are not paid by the 30th of the month.
- A late charge of \$50/month will be charged for each month that the payment is not made.
- A demand letter will be sent to the owner when the account is 60 days in arrears; if payment isn't made within 30 days of the letter, a lien will be filed against the unit.
- If a prior lien against a unit has been cleared in the past twelve months, and the unit account falls 60 days in arrears again within that twelve month period, then a lien will be filed against the unit on the next business day, without further notice.

MANAGEMENT ACCESS

- Owners must provide a current key to their unit to the management company for the purpose of emergency access or Association projects or maintenance.
- Owners who change their locks are responsible to provide an updated key to the management company and fire department.

MOVE IN FEE

- Each new residential unit owner will be billed a one time, move-in charge that is used to defray the cost of additional garbage pick-up charges and wear and tear to the interior hallways during a move-in. The charge is \$200 and will be collected from the buyer during closing.

NOISE

- Because the condominiums are close together, excess noise in the common areas and on owner decks is not allowed between the hours of 10 p.m. and 8 a.m.
- Radios, tape players or CD's, etc. that disturb your neighbors are not allowed at any time.
- In consideration of owners and their guests, construction and maintenance activities are permitted on weekdays only, between the hours of 8 a.m. and 5 p.m.
- Construction, maintenance, and other service or sales personnel on Frenchman's Place property must keep dogs in their vehicles and refrain from playing radios, tape players and CDs that disturb owners.

PARKING AND VEHICLES

Parking Rules

- Each condominium is provided with one parking space; the owner ("resident") of the unit must park in the designated parking space.
- Parking permits will be issued to identify resident vehicles, which must be registered with property management. The sole purpose of permits and registration is to identify those not belonging to residents who are parking illegally in the underground parking.
- Vehicle storage is prohibited. This is defined as inoperable and not used to store personal belongings.
- Vehicles may only be left in an assigned parking spot for 60 days without moving. They must be removed from the lot for 24 hours at that time. Residents who notify management they are out of town for an extended period will be allowed not to move the vehicle for up to six months.

- Short-term parking is on a first-come basis, and vehicles may not be parked in a space for more than one week.
- Exceptions may be granted, but they are on a case-by-case basis and require residents to contact property management to discuss the situation.

Parking Violations:

- 1st violation – Notice via email, regular mail, and posting to the Resident with five (5) days to cure. If not cured, a \$200.00 fine will be assessed, with all proceeds going to the reserve fund). If a first violation is not cured within the specified time limit, it becomes a second violation.
- 2nd violation—This is either the continuation of a first violation that has not been cured or a new violation by the same individual. Vehicles will be towed or booted, and a \$200 fine will be assessed, along with \$25 per day if booted, with all proceeds to go to the reserve fund.

SIGNAGE

- One standard realtor sign (18”x 24”) may be placed in the window of a unit that is for sale.
- “Open house” sandwich sign boards may be placed in the common area on the day of the open house only and must be removed at the end of the day.
- Business sandwich signs may not be placed in the common area.

TRASH DISPOSAL

- Trash, garbage or other waste shall be kept only in sanitary containers.
- No owner shall permit or cause any trash or refuse to be kept on any portion of the Complex area other than in the trash receptacles customarily used for it, which shall be located in the parking garage.

WINDOW TREATMENTS

- The backing of any window treatment shall be of a solid, natural color, light in tone.
- No sheets, cardboard or foil shall be allowed to be hung in a window in a manner that can be seen from the outside common area.
- All window coverings will be kept in good repair.

COMPLIANCE AND ENFORCEMENT

- These rules and regulations, as well as the CC&R’s of the Frenchman’s Place Association shall apply to all occupants.
- Owners are responsible for informing their tenants and guests of Association rules, guidelines and regulations.