

# CALHOUN STREET PROMENADE

## RULES AND REGULATIONS

All Owners of the Calhoun Street Promenade, their families, guests, customers, clients, employees, visitors and tenants shall at all times observe these published rules of conduct.

1. No garments, towels, rugs, mops, clotheslines or similar objects shall be hung from balconies, porches, windows or any outside façade.
2. Boats, boat trailers, recreational vehicles and other non-passenger vehicles shall not be allowed to park for longer than one-hour, without prior written authorization.
3. Parents and guardians are responsible for their children.
4. The discharge of firearms, bows and arrows, explosive devices and all other deadly weapons are prohibited.
5. All occupants and visitors to the Promenade must immediately pick up after their dogs. No Owner may maintain a pet which causes distress to others through barking, biting or damaging of property.
6. It shall be the responsibility of each Owner, tenant, guest, invitee to prevent the accumulation of trash, litter, crates, boxes in all areas, both during and after construction, as well as during the operation of any business within the Promenade. Refuse and cigarette containers are to be utilized where needed. Owners utilizing dumpsters must keep the area around the dumpster clear of debris at all times and must ensure the proper and timely pickup of the dumpsters
7. The storage of items on the fronts, sides and rears of buildings is prohibited without prior written permission. All areas, such as parking areas, entrances, vestibules, elevators, stairwells, corridors, halls and landings must be kept unobstructed.
8. All Owners must adhere to all local noise ordinances.
9. Parking rules and regulations are to be observed and adhered to at all times. For the convenience of customers and clients visiting the Promenade, employees should park whereas to not take the prime parking spaces.
10. Deliveries are to be made between the hours of 5:00 AM – 9:30 AM and 2:00 PM – 4:30 PM.
11. No unlawful drugs or pornography shall be sold in any unit and all Owners must adhere to local and State ordinances relative to the sale of beer, wine and alcohol.
12. The Association is not responsible for lost or stolen items.
13. No Owner shall do, or permit to be done, anything that would impair the soundness or safety of the buildings and all occupants, or which would be noxious or offensive. Residential Owners shall exercise care to avoid unnecessary noise and odors that may disturb neighbors.
14. Each Owner shall keep his or her Unit in a good state of preservation and cleanliness.
15. Owners may not keep inflammable, combustible or explosive materials, chemicals or substances, except for normal and customary usage.
16. Signage, including flyers and other forms of temporary signage, must be approved in writing.
17. Gas and charcoal grills on balconies are prohibited (pertains to the four condominium buildings only).