

## **SUMMARY OF RULES AND REGULATIONS FOR BEDFORD H CONDOMINIUM**

1. No pets are allowed on Bedford H Condo Association property (inside or outside of units)
2. Guests may stay in Bedford H for up to 30 days per year when one permanent owner is present (living in the unit)
3. No children under the age of fifteen (15) are allowed to live in Bedford H except to visit for a maximum of 30 days in any given year.
4. No planting or placing of any plants or trees or other objects is to be done without the written permission of the Board of Directors.
5. Prior to any major renovations (construction – including outside doors, windows or shutters) on any unit, a written request must be submitted to the Board of Directors for approval.
6. All walls visible to outside view (patio) must be painted in white.
7. Management Firm, the Board of Directors, or the agents or employees of the Management Firm or the Association are allowed to enter into any unit for the purpose of maintenance, inspection, repair or replacement of the improvements within the units or the common elements, or to determine compliance with the provisions of the Declaration and the By-Laws of the Association.
8. For this purpose a current set of keys is to be given to the Bedford H Management Company to be kept in a lock box for use in such cases as stated in item.
9. Water and electricity to the hot water tank must be shut off if owner is away for any length of time, and unit owner must arrange for unit to be checked/inspected at least every two weeks (required for all possible insurance claims)
10. Car keys must be left with Association Management Company for all cars left unattended in parking lot for any length of time (minimum 1 week)
11. No hanging of rugs, sheets, towels, or clothing from or on the catwalk railings is permitted.
12. No rugs or floor mats are to be kept or placed on the outside of any apartment door.
13. No chairs, tables or flower pots are allowed to be placed on any walkways (including outside units) or within planting areas.
14. Homeowners insurance is highly recommended with Bedford H listed as the 2<sup>nd</sup> loss payee.
15. Bedford H Laundry schedule is posted for each unit on the Association bulletin board.
16. All refuse (garbage) must be placed inside the dumpster or appropriate recycling containers and construction waste must be removed from the property by the construction company.

17. Only one storage bin in the storage room (laundry room) is allowed per unit owner. No items are to be left outside your storage bin in the storage room.
18. No vehicle which cannot operate on its own power can be left unattended on Condominium property.
19. No repair or maintenance of any vehicle can be made on condominium property (includes parking lots).
20. No bicycles may be parked on sidewalks, walkways or on grass, landscaped areas or under stairways.
21. No sign(s) or advertisements or notices shall be exhibited, displayed or affixed to any part of the condominium unit or anywhere on the condominium property (including parking lot)
22. Whenever a unit is listed for sale, the Association Board of Directors must be notified in writing by the current owner.
23. Unit owner is liable for all damages to common elements or condo property caused by unit owner's contractor, sub-contractor or employee, whether said damages are caused by negligence, accident or otherwise.
24. Suggestions and/or complaints regarding the services of the condominium property shall be made in writing to the Board of Directors and the Management Company.

THE ABOVE IS A SUMMARY TAKEN FROM BEDFORD H CONDO ASSOC'S RULES AND REGULATIONS, and  
BEDFORD H CONDO DOCUMENTS

**Please complete, sign, date and return:**

**As the owner of Bedford H Condo Unit # \_\_\_\_\_, I, \_\_\_\_\_ (print name of owner), hereby acknowledge that I have read, understand and will abide by the Bedford H Condo Summary of our rules and Regulations.**

\_\_\_\_\_  
**Print name of Owner**

**Unit #** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Owner**

**Date:** \_\_\_\_\_

**Note: This document is to be returned in the enclosed prepaid envelope. Please keep a photocopy for your records.**