

## **SHORT LIST OF RULES FOR ROLLINGWOOD CONDOMINIUM**

The following list is not meant to be inclusive but rather an abbreviated list of items that are most asked about regarding living in Rollingwood.

- Parking-** each unit is given up to 2 decals for their resident's vehicle(s) and 2 hangtags for visitors. All vehicles must be registered to the Rollingwood address in order to get passes (must be done within 10 days of moving in). Each unit gets 1 reserved space exclusively for their use.

**Open Spaces (no markings)-**are available for both residents and their guests on a first come, first-served basis. A decal or hangtag **MUST** be displayed at all times when parked in an open space.

**Visitor Spaces (marked VISITOR)-**are available for 24 hour Visitor parking. **NO** resident may ever use these spaces.

**Parking along Sugarwood Lane** (open spaces)-is restricted to 5 days per week, per vehicle.

**Registration, Licensing and Inspection-**Valid license and inspection sticker and registration of those vehicles with the Association is mandatory.

**Junk Vehicles-**are not permitted to be parked in the Association and are subject to being towed.

**Commercial Vehicles-** *approved* vehicles may park in the designated area on Tanglewood Lane that faces Rolling Road. See *Parking and Vehicle Rules and Regulations Section F (1) a-j* for the description of a commercial vehicle.
- HVAC, Dryer Vent and Chimney Cleaning-** inspections are due to management by September 30<sup>th</sup> every year.
- The trash company** will not pick up anything that is thrown outside of the dumpster. Recycling bins are green and located beside the dumpsters. Dumpsters have 2 doors. If the dumpster should be full, please use another dumpster in the community. Please contact management directly for any trash issues.

4. **Window Coverings**-must be white or off white as seen from the exterior.
5. **Pets**-must be leashed when out on the common areas of the Association. Residents must pick up and properly dispose of pet waste.
6. **Decks**-only chairs, tables, and plants are to be set out on decks. Firewood may be stored on your deck from October 1<sup>st</sup> through May 1<sup>st</sup> with the stack not to exceed 4' X 4' X 18". ***Gas or charcoal grills are NOT permitted to be used on decks.***
7. **Unit Owner Responsibilities to repair, maintain or replace**- all windows, screens, doors (including the sliding glass door) that are part of the Unit. The exterior painted surface is the responsibility of the Association.
8. **Assessments**-are due the 1<sup>st</sup> of each month and late after the 5<sup>th</sup> of each month. Assessments are based on square footage.
9. **Water and Trash**-are included in your monthly assessments.
10. **Water shut off for exterior faucets**-(if your unit has one) can be found under your kitchen sink. This should be turned off as soon as the weather gets cold and turned back on in the spring.
11. **Snow Removal**-is done by the Association including the streets and sidewalks. When you shovel out your vehicle(s), please do not throw the snow out into the street or back on the sidewalk.