

Rules and Regulations for

THE LITTLE NELL CONDOMINIUM ASSOCIATION

Owners are subject to fines starting at \$50.00 per day for violations of the Association's rules.

1. The common sidewalks, driveways, entrances, halls, stairways, and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units in the building.
2. Except as to the areas termed limited common elements, no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners. Real Estate signs may be placed only in the area that contains the property signage at the entrance to the parking lot. First floor unit owners shall be allowed to store bicycles on the back (North) side of the building to keep the bike storage area from being full.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrance halls, stairways and passageways as a play area(s).
4. No vehicle belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the building or parking space by another vehicle. Vehicles shall be parked within the marked and designated parking spaces. Traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
5. No work of any kind shall be done upon the exterior building walls or upon the general common elements by any unit owner. Such work is the responsibility of the Association.
6. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants, or occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 p.m. and the following 8:00 a.m. If the same shall disturb or tend to disturb other occupants of the condominium.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash facilities.

9. The balconies and entrance areas shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items.
10. Unit owners and rental guests are subject to the following animal policies:
 - A maximum of **two (2)** domestic animals are allowed. No exotic or farm-related animals are permitted.
 - Dogs must be kept under restraint at all times (on a short leash on property or inside the unit).
 - Dogs must be taken to the bathroom off premises - no peeing or pooping anywhere on premises.
 - Dogs are prohibited from being in the landscaping.
 - Animals that are noisy (including barking, howling, whining, or yelping), unruly, or cause complaints, are prohibited.
 - Cats (and all animals other than dogs) must remain indoors at all times.
 - If an animal is not in compliance with these policies, the manager or board shall provide written notice to correct the violation, and if not corrected within 5 days, the animal shall be removed from the property.
11. Any damage to the general common elements, common personal property, other units, or other unit's storage area caused by the owner, children, or animals of a unit owner or any guest of the owner (where guest is defined as any person who is visiting the owner's unit or the premises due to the owner or owner's occupants, including but not limited to friends, family, tenants, agents, invitees, service providers and associates) shall be repaired at the expense of that unit owner.
12. The Managing Agent, or, if there is no Managing Agent, then the Board of Managers shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, the owner shall provide a key for the Managing Agent's or the Board of Manager's use.
13. No charcoal, propane or gas grills shall be allowed. Electric grills shall be allowed, however, they must be stored out of sight when not in use.
14. No Smoking of any kind shall be allowed on property.
15. All e-bike batteries stored in a condo or storage locker must be stored in a LIPO fireproof bag. The bag can be purchased on Amazon for about \$50. The price may change. This charging bag offers a convenient and reliable solution for safeguarding your lithium polymer (lipo) batteries.

The foregoing Regulations are subject to amendment and to the promulgation of further regulations.

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