

## **TEMPE WICK RULES AND REGULATIONS**

1. *Vehicles must park within the allotted parking spaces. All vehicles must be in good running condition, currently registered, insured. Boats, trailers, trucks, campers, commercial vehicles, recreational vehicles or any vehicle that is not a passenger vehicle is not permitted to park at Tempe Wick. Owner/tenants must notify association & management and complete a vehicle registration\* with all vehicle information, i.e., make, model, color, license plate number and advise what vehicle is being replaced. Only 1 vehicle per unit is permitted to park overnight (7 pm to 7 am) in the parking lot.*
2. *No unlawful, immoral, noxious or offensive activity shall be carried on in any unit or elsewhere on the property. No activity shall be carried on that constitutes a nuisance, creates unreasonable noise or disturbance to others. Smoking is prohibited in **ALL** common areas.*
3. *Unit owners shall maintain their unit in good condition and in good order and repair at their own expense. Owners shall not do anything to be done in their unit that may increase the cost or cause the cancellation of insurance on other units or common areas.*
4. *No unit owner shall display, hang, store or use any sign, clothing, sheets, blankets, laundry or other articles inside his unit that may be visible from the outside of the unit, other than draperies, curtains or shades of a customary nature and appearance.*
5. *No unit owner is permitted to paint, decorate or adorn the outside of his unit or install outside his unit any canopy, sun shutters, storm shutters or awning or outside antenna or other equipment without the prior written permission of the Board or managing agent acting in accordance with the Board's directions.*
6. *Unit owners are responsible for the maintenance, repairs and replacements within their own unit at their own cost and expense.*
7. *All common areas/hallways shall be free of any and all personal property. **Any personal property found in the common areas will be removed and discarded by the management company.***
8. ***Installation of washing machines and/or dryers within the individual units is prohibited.***
9. *All trash shall be disposed of properly in dumpsters at rear of building. All recyclable items will be placed in proper bins. **No hazardous materials (paint, chemicals, etc.) may be disposed of in the dumpsters.***
10. *Units shall be used for residential purposes only.*
11. *The Association shall be reimbursed by owner/tenant for any expense incurred in repairing or replacing any part(s) of the common elements damaged by his negligence.*
12. *No unit may be rented for less than 30 days. No owner may rent less than the entire unit. All leases must be in writing and subject to all provisions of the Master Deed, by-laws and these rules and regulations. The association and management company must receive a copy of the lease, as well as the completion of a Tenant Registration Form\*.*
13. *When owners list their units for sale, the association & management company must be notified. When a Contract of Sale is secured, a Resale Notification Form\* must be completed & returned to management.*

*\*all forms can be found on-line: [www.gervinmanagement.com/associations](http://www.gervinmanagement.com/associations) & click on Tempe Wick*