

HOLLY LANE CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.

GENERAL RULES AND REGULATIONS

Effective: February 2021

General – The following Rules are adopted for the purpose of addressing the use, operation, upkeep, and maintenance of the Units and Common Area of Holly Lane Condominium.

1. **Compliance with Applicable Regulations** – All condominium Units and Common Area shall be occupied and maintained in accordance with all applicable state and local statutes, ordinances, rules, and regulations.
2. **Building Repair and Maintenance** – Unit owners are requested to identify and report to the Board of Directors any issue or condition that may adversely impact the proper operation or structural integrity of the Common area including any area of the building and grounds (including any such condition originating in the Common Area and entering a Unit, such as a roof leak).
3. **Lobbies and Common Areas** –
 - a. Except as herein set forth, no personal property shall be stored or placed on or obstruct any portion of the Common Area (including walkways, elevators, entrances, and stairs).
 - b. Homeowners are allowed to place (1) painting(s) or art objects on the Common Area wall immediately outside of their respective Unit and (2) one piece of furniture on the floor of the Common Area immediately outside of their respective Unit. The furniture shall be an appropriate table or chest, together with decorative objects on top. All paintings, art objects, furniture and decorative objects shall be approved by the Board of Directors.
 - c. A landscaping company is contracted by the Board for the purpose of maintaining that portion of the Common Area consisting of the grounds surrounding the building. All plants, landscaping alterations, furniture, and decorative objects planted or placed in or on the grounds shall require Board approval.
4. Between the hours of 9:00 p.m. and 8:00 a.m., no music or loud noise shall be produced in or on the common area, or in any condominium unit if such sound can be heard outside of the unit.