

Coventry Condominium Association Rules and Regulations

Preamble: The spirit of Rules and Regulations is to create and promote enhancements to your condominium home, so that you and your family may have a pleasant place to live and the value of the condominium home is strengthened by a harmonious atmosphere for all owners and residents.

- 1) In accordance with our Condominium Declaration, Units are for residential purposes only.
- 2) Tenants (renters) will be subject to the same Rules & Regulations as the Unit Owners. Unit Owners are responsible for tenant compliance to the Rules & Regulations of the Association.
- 3) A unit's Limited Common Elements must be kept clean and neat. The condition of the patios represents the community as a whole; therefore, neat and orderly conditions shall be strictly enforced.
- 4) Only operated and currently licensed passenger vehicles may be parked in parking areas. There is a two car limit per Unit, unless exception is granted, in writing, by the Board. Owners and tenants must observe designated parking areas. No parking allowed on the grass at any time.
- 5) Automobiles are not to be repaired or washed in the Limited Common Elements.
- 6) No boats, trailers, or recreational vehicles may be parked on the premises without obtaining the written permission of the Board in advance. No dump trucks, work pick-ups or other work equipment may be parked on the premises.

- 7) Motorcycles must have a block under the kickstand to avoid damage to the parking surface. No motorcycles are permitted on the patios or other Limited Common Elements.
- 8) Bicycles (scooters or skateboards) are not to be ridden on the sidewalk.
- 9) Pet owners are responsible for any damage done by pets to the Common Elements and buildings. If a pet becomes a nuisance to the other residents (including noise or damage to Association or personal property), the Unit Owner shall be warned once, in writing by the Board. Any subsequent violation may require fines and/or removal of pet.
- 10) Pets are limited to (2) per unit. Pets must NOT be kept in garages, on patios or porches, or tied to patios or porches unattended. Unit Owners or tenants wishing to keep pets in their units must be in accordance with Newark city code. Pets must be walked on a leash and droppings must be removed immediately. Dangerous pets are strictly prohibited. The Board will be the sole determiner of what constitutes a 'dangerous' pet. Pet owner warrants that the pet has not history of causing physical harm to persons or property, such as biting, scratching, chewing, etc., and further warrants that the pet has no vicious history or tendency.
- 11) Each unit Owner/tenant is responsible for replacing light bulbs in their porch lamp.
- 12) Excessive noise disturbing to other Unit Owner/tenant is prohibited.
- 13) Unit Owners are responsible for any damages their children, visitors, or tenants cause to the Association property. Maximum occupancy of any Unit shall be governed by the landlord/tenant laws and regulations of the municipality in which it is located.

- 14) Any complaints concerning violations of these Rules & Regulations must be submitted in writing, signed and dated to the Condominium President before any action can be considered.
- 15) Unit owners are required to provide ownership and occupant information as required by Section 5311 of Ohio Revised Code.
- 16) The Condominium Association Board may enter the Unit, without prior notice, if any emergency exists. To avoid undue damage to your Unit, Unit Owners should provide a key to the Condominium Association Board.
- 17) During the winter months, the Unit Owner is required to maintain a minimum temperature of 60 degrees in the Unit, while the Unit is vacant, to keep plumbing from freezing.
- 18) Unit Owners desiring to install a satellite dish must make a written application to the Board. The Board will determine suitable installation location in accordance with Federal laws.
- 19) "In accordance with the Ohio Fire Code, charcoal burners, gas grills or any other type of open-flame devices are prohibited to be used within (10) feet of a multi-family building. The Ohio Fire Code also prohibits operation of such devices on balconies and decks. Violations of this Fire Code should be reported to the Newark Fire Department at the non-emergency phone number of 740-670-7653.
- 20) No nails, screws or bolts shall be placed in any exterior surface without prior written approval by the Board. Unit Owner shall be responsible to pay for damages to exterior surfaces.
- 21) Only 4 of the 36 units in the community may be used as rentals.

- 22) When a Condominium Unit is for sale, Unit Owner will notify the Board. It is the responsibility of the involved realtor or Unit Owner to provide the Rules & Regulations and Condominium documents to the potential buyer as required by the law in the State of Ohio. The documents will also be available at the Coventry Condominium webpage <https://newarkcca.org>.
- 23) Condominium fees shall be due on the first day of each month. There may be a late charge of 20% monthly on fees not postmarked by the tenth day of each month.
- 24) Unit Owners are required to have their trash totes stored away from Limited Common Elements within one to two days of trash pickup.

Violations of Rules & Regulations-Levying of Fines

- A verbal warning from the Board may be given for violations of any of the Rules & Regulations.
- A written letter from the Board will be served to the Unit Owner.
- If the offense is still not corrected, a \$25 fine may be served to the Unit Owner. Unit Owner will be held accountable for the offenses of their tenants.