

210 Cooper Condominiums
Rules and Regulations
Revised Effective March 15, 1997

Renting

Pets are not permitted in rental units whether or not pet owner be tenant or tenant's guest.

Car Parking

On-site parking is available in the lot to the rear of the building and in the garage underneath (except one southwest stall). These spaces are unassigned, and therefore occupied on a "first come, first-served" basis at a maximum of one stall per apartment. Each unit is allowed one parking permit identification tag, which can be used by tenant, guest, or owner at his discretion. If a car is to be parked in each of these areas for an extended period, a key must be left with the managing agent to permit moving if necessary. The Association in no way can or does accept any responsibility or liability for damage, theft, or loss to the vehicles or property stored or parked in these areas.

Bicycles, Mopeds, Motorcycles

Because a rack is provided in the basement garage for bicycle storage, they are not to be "parked" on the front walks, patio area, or common element porches. Motorcycles, mopeds and other powered recreational vehicles are to be parked only in the southwest garage bay in the same area as the bicycles.

Trash Disposal

A trash container is provided in a shelter at the rear of the building with regular pickups scheduled. It is the responsibility of apartment occupants to dispose of their trash into this container. Occupants with unusual amounts of trash due to moving, redecorating, remodeling, etc., should call BFI Waste Systems for a special pickup at their expense. Due to the fire hazard, ashes from fireplaces must be placed separately in the marked metal container through the small door in the trash shelter.

Personal Belongings

In the interest of presenting a neat building appearance to the passing public, personal belongings (clothing, rugs, furniture, etc.) shall not be left on front porches and balconies. Personal belongings (other than bicycles, motorcycles, mopeds, cars, and pickups) shall not be kept in the garage. Recognizing the owners' needs to store materials and equipment for remodeling projects to their apartments, this may be done on the following conditions:

1. Time period limited to three weeks.
2. Permission requested of managing agent.
3. Space available and designated by managing agent.
4. Property left at owner's risk.

Cooking Grills

There shall be NO outdoor cooking in the front of the building on any level. Occupants may cook on the Aspen Street side or the rear of the building only. The use of wood or charcoal briquette grills inside or out on both front and back balconies has been eliminated.

Cleaning Supplies and Equipment

Under no circumstances are cleaning supplies and equipment or other combustible materials to be stored in the compartment housing the hot water heater and heating boiler. Such storage is in violation of the fire code, and if a fire should occur in the compartment and banned materials found there, the owner can be held liable for all resulting damage to the building and other units.

Firewood

Storage of firewood on the second and third floors shall be limited to the rear balconies only, except units 2-A, 3-A, 2-G, and 3-G which may stack firewood neatly on front balconies. First floor apartments may store firewood in "wood boxes" supplied and maintained by owners as approved by the Board of Directors. Other apartments may place the wood boxes against the rear wall behind the apartment.

Pets

No pets are allowed at the building with the exception that owners of record as of March 15, 1997 shall be "grandfathered" in under the previous rules pertaining to pets which allow one pet per unit.

