

AVOID COMMON AREA PROBLEMS WITH COMMUNITY RULES

COMMON AREA RULES

Common areas are for the use and enjoyment of everyone in our community. All members, residents, family members, invitees and guests (collectively, "You" and "Your") must comply with the following common area rules:

- 1. DEFINITION.** *Common areas include all community property not contained within individual units. These areas include hallways, stairwells, lobbies, laundry rooms, basement areas, roof areas, courtyards, lawns, pathways, and any amenity areas, such as pools, gyms, or sport courts.*
- 2. LAUNDRY, TRASH, REFUSE.** *Please dispose of laundry, trash, or refuse of any kind properly so that it does not obstruct any common area or create a hazard or a nuisance. Prior to disposal, please keep these items inside Your unit.*
- 3. UNATTENDED PERSONAL PROPERTY.** *You may not leave personal property unattended in common areas. Personal property left unattended in common areas may be removed by community staff. If personal property is chained or secured in common areas, the staff may cut the chain or lock in order to remove the item. The community will store property that is removed at Your expense, and You must pay any storage fees that accrue prior to claiming the property.*
- 4. NUISANCES.** *You may not create a nuisance in common areas. Nuisances may include, but are not limited to, loud noises, antisocial conduct, inappropriate attire, running, skating, riding skateboards or bicycles in the roadways, and playing music without headphones.*
- 5. JOINT LIABILITY.** *Members are jointly and severally liable for all violations of the rules and for any fine imposed as a result. This is true whether they committed the violation or whether it was committed by their tenants, family members, guests, or invitees.*