

Dear Owners and Residents:

Welcome to North Shore Condominiums!

These Rules and Regulations are offered to help residents become acquainted with their responsibilities as a resident of North Shore Condominium Owners= Association. They are common sense rules, consistent with our declaration and bylaws which take into consideration the safety, comfort and property rights of all unit owners and residents. We trust you will find them reasonable and that you will cooperate by upholding and promulgating them.

The Board of Managers is given authority to enforce these rules and regulations by the Declaration of Covenants and Restrictions and Bylaws. Additional Rules and Regulations are also contained in the North Shore Condominium Owners= Association Declaration and Bylaws.

We ask that you familiarize yourself with this booklet, keep it handy and refer to it when necessary. If something arises that may not be covered in these rules, please do not hesitate to contact the Board of Managers or the Managing Agent, Kare Condominium Management Company.

Thank you!

Sincerely,

*Board of Managers
North Shore Condominium Owners= Association
526 West Aurora Road, Suite 105
Northfield, OH 44067
468-1962
650-4318 - Toll Free*

Rules and Regulations

*These Rules and Regulations were adopted at the Annual Meeting
January 29, 1985.*

1. No clothes, sheets, blankets or other articles shall be hung on windows. Preferably, drapes will be a neutral color to blend with building.
2. Nothing can be placed or stored in hallways. This includes boots, shoes, wall hangings, rugs or mats outside the suite. Common areas must be kept free and clear of rubbish, debris or other unsightly materials.
3. There shall be no parking or storage of bicycles, wagons, toys, vehicles, benches or chairs on any part of Common Areas and Facilities.
4. No trucks, buses, boats, camper trailers, house trailers or other trailers shall be stored, kept or maintained in driveway, roadway or any other Common Area.
5. Each unit owner shall be liable for the expenses of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his or their guest, employees, agents or lessees.
6. Nothing shall be done or kept in any unit or in the common areas or facilities which will increase the rate of insurance or result in cancellation of insurance or which would be in violation of any law.
7. No noxious or offensive activity shall be carried on in a Unit or in Common Areas and Facilities nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other owners or occupants.
8. Nothing shall be done in any Unit or in, on or to the common elements which will impair the structural integrity or structurally change the buildings.
9. No industry, business, trade occupation or profession of any kind, commercial, religious, educational or otherwise shall be conducted, maintained, or permitted in any unit or common area or facilities.
10. No FOR SALE or FOR RENT signs are permitted.
11. Electricity must be left on in all suites at all times.
12. Heat must be maintained at 50E during winter months.
13. All hallway lights must be on at all times.
14. All parking spaces in our lot are assigned. **Do Not Park in parking spaces** belonging to another unit. Your guests must park in the street.
15. **Parking is not permitted next to the building or in the driveway.** These are fire lanes and need to be free in case of emergency. In the winter, the snow plow driver needs access to the yard.
16. Garbage is picked up Monday and Friday. Please wrap garbage and rubbish securely in plastic bags or closed paper bags before placing them in the container.