

**THORWALD CONDOMINIUM  
RULES AND REGULATIONS**  
revised 10/2022

**A. COMMUNICATION**

To ensure proper communication and contain emergency situations it is the obligation of each owner to provide:

1. A complete yearly owner Information Form to the bookkeeper.
2. A Unit key clearly marked with unit number to be stored in the locked emergency key box located in the Thorwald Bin - Basement of Building #5. Unit keys should be provided to the property manager.
3. Failure to furnish such information and/or failure to update the current status of the unit shall absolve the condominium association from liability stemming from failure to contain emergency situations.
4. Communication to an owners registered address that is returned as being unclaimed or undeliverable shall be deemed to have been delivered under the by laws.

**B. CONDOMINIUM FEES**

1. Condominium fees are due and payable on the first day of each month.
2. Late payments exceeding 30 days will be assessed \$50 per month for each month of delinquency.
3. When a four-month period of delinquency is reached the delinquent account will be placed with an attorney for collection. Fines will be assessed to the owner.
4. Legal fees and expenses arising from the collection of assessment fees and or fines will be assessed to the owner.

**C. UNIT RENTAL**

1. Complete the Rental Form and return to the bookkeeper at least one week prior to occupancy.
2. Rentals less than 30 days are not permitted.
3. Three rentals per calendar year shall be permitted.
4. Violation will result in a fine of \$50 per day of violation
5. The Board may assess fines retroactive up to 6 months of the first day of violation.

#### **D. TENANTS**

1. Owners must provide a copy of the rules and regulations to tenants/renting agent.
2. Owners are responsible to ensure the rules/regulations are followed.
3. Tenants are not to be contacted in case of complaint.

#### **E. HOME IMPROVEMENT**

1. Work that may affect the exterior of the building must be approved by the Board.
2. Submit a detailed plan and letter to Board of Trustees for consideration.
3. Use licensed and Insured workman for all home improvement projects.

#### **F. DAMAGE**

1. Notify the Property Manager.
2. Notify a member of the Board of Trustees.
3. Notify your own Insurance Company.
4. Renters must notify the owner of the unit.
5. The Board of trustees and/or the Building Property Manager will determine if the master condominium insurance policy applies.
6. If the Board, or in some cases the Property Manager, determines it is a Condominium Association responsibility, they will contact the appropriate contractor and resolve the issue. If it is the Unit Owner's responsibility, the Unit Owner should contact their contractor directly.

#### **G. PARKING**

1. Each unit occupant must park in their designated parking space.
2. All other vehicles must be parked in those spaces numbered #43 and up.
3. Vehicles parked in spaces #43 and up must display an official, original laminated guest parking permit issued by the Board (one per Unit). The permit must be displayed on the dashboard and the Unit number and Telephone number must be visible from outside the car. Permits improperly displayed will be considered in violation. No photocopies or reproductions of permits may be used.
4. Parking facilities are limited to registered operable private passenger vehicles.
5. Violations of these parking rules will result in towing.
6. A Board Member and/or Building Property Manager must be contacted to make the call for towing service.
7. Vehicles may only park in numbered parking spaces.

## **H. NOISE**

1. Use of noisy appliances is limited to the hours between 9am and 9pm .
2. Loud playing of televisions, radio's and stereos is prohibited.
3. Townhouses floors must be covered with carpet or rugs with padding in all inside areas except kitchen and bathrooms.
4. Be considerate of neighbors.

## **I. YARDS, LAWNS, PARKING LOTS**

1. Entertaining in these areas is prohibited.
2. Prohibited - ball playing, riding bikes/toys, roller-skating, skate boarding etc.
3. Signage is not permitted.

## **J. PATIOS, DECKS, BALCONIES**

1. Must be kept clear of clutter.
2. Do not hang laundry, towels or bathing suits over rails or other visible areas.
3. Storage is not permitted underneath outdoor stairs, decks or balconies.
4. No smoking, lit candles or incense is allowed on any decks or within 15 feet of the building.

## **K. BASEMENT USE AND BICYCLES**

1. All storage bins and bicycles are at the owner's risk.
2. All storage must be inside of bins.
3. Flammable and explosive items are prohibited.
4. Bicycles must be stored in designated areas in building 4 or in storage bins.
5. Bicycles not in storage bins must be identified with Unit number and owner name.
6. The condominium association is not responsible for security, safety or environmental conditions of storage areas

## **L. TRASH**

1. Trash must be properly disposed of in the dumpsters and recycling bins.
2. Trash must be put in bags and fastened securely.
3. Break down all boxes.
4. Do not leave items outside the dumpster or recycling bins.
5. Carpeting, padding, large items and appliances are not permitted in the dumpsters.
6. Unit owners must make arrangements for removal of large items and appliances.
7. Dumpsters and Toters are for Thorwald Residents use only.

**M. GRILLS, HIBACHI, OUTDOOR COOKERS, FIRE PITS, CANDLES**

1. Use of the above on patios, decks or balconies is prohibited by city fire code..
2. Use of above within 15 feet of the buildings is prohibited by city fire code.
3. Charcoal/wood cookers are not permitted.
4. No propane or gas containers (empty or full) may be stored in or within 15 feet of any building.

**N. PETS**

Animals are not allowed

**O. GENERAL**

1. Owners are responsible for the compliance of the rules and regulations by all occupants and guests of their unit
2. Violations of these rules will be brought to the attention of the Board and/or Building Property Manager in writing.
3. The owner will be notified in writing of the complaint by the Board and/or Building Property Manager, and fines may be imposed by the Board.
4. The Board may assess such fines retroactively to the first day of violation.
5. Any expense incurred by the Condominium Association due to violation of any rule/regulation and or measures taken to correct such violation will be assessed to the owner.
6. Fines are set at \$50 per day.

**P. HOT WATER HEATERS**

Replacement of hot water heaters must be done in compliance with current building codes and be placed on a pan which must be connected to the waste drain. If the hot water heater is replaced then the washing machine shall also be placed on a pan which shall also be connected to the waste drain and a shut off to the washing machine shall be located to be readily available to shut water off. The cost to connect the water heater, drain and washing machine will be borne by the condominium. If the water heater is replaced, condominium trustees shall have the option to replace any existing cast iron waste drains with PVC to prevent further leaks in cast iron drains. Cost of replacing cast iron drains will be borne by the condominium.

**Q. FURNISHING DOCUMENTATION**

Any owner selling or refinancing their unit mortgage must pay a fee of \$100 to the Condominium Association to defray the cost of completing the 6D Certificate, lenders questionnaire, furnishing insurance information and budget information. Owners will be responsible for providing any condominium documents and current rules and regulations.