

Castleman Court Condominium

Rochester, New York 14615

RULES AND REGULATIONS



This document is designed to be a reference guide of the rules, regulations and guidelines governing the Association.

This document should be retained with the legal documents for your unit and transferred to the new owner upon sale of your home.

Revised by resolution of the Board of Managers and adopted by majority
of Owners of Castleman Court Condominium
June, 2020

1. The units shall be used for residential dwelling only as such term is defined in the declaration.
2. Each Homeowner shall keep his/her home in good state of preservation and cleanliness and shall not sweep, throw, or allow to fall, dirt or other materials from doors, windows, balconies, or terraces.
3. Nothing shall be stored, altered or constructed in or removed from the Common Elements, nor should common area electrical outlets be used, except upon the written consent of the Board of Managers.
4. Nothing shall be done or kept in any Unit or the Common Elements which will increase the rate of insurance of the buildings, or contents thereof, without the prior written consent of the Board of Managers. No Unit owner shall permit anything to be done or kept in his Unit or in the Common Areas which will result in the cancellation of insurance on the buildings, or contents thereof or any of his/her agents, employees, licensees or visitors shall at any time bring into or keep in his Unit any flammable, combustible or explosive fluid, material, chemical or substance. The storage and/ or use of BBQ grills and fire pits are strictly prohibited.
5. No boats, trailers, oversized vehicles, snowmobiles or other seasonal vehicles shall be left or stored in the parking lot, driveways or on any other part of the Condominium property. Requests for an exception or for clarification should be made to the Property Manager and/or Board of Managers.
6. Each unit has (1) assigned parking spot specifically designated. It is expected that residents, tenants and their guests will respect the rights of the others by not parking in spaces already designated solely for the use of the other unit owners. Additional vehicles and/or guests must use "Visitors" parking spots.
7. Vehicles parked illegally in Fire Lanes, those lacking a current, valid registration sticker, or lacking license plates will be subject to fines and/or towing per the City of Rochester/ NY State vehicular traffic laws and regulations.

8. Emergencies / Snow Removal / Other Events: Vehicles that have not been moved after notification has been given may be subject to fines and/or towing at the Board of Property Manager. Written notice that are posted at building entrances are deemed sufficient notification All vehicles must be in movable condition. Persons temporarily absent must notify a Board member or the Property Manager and leave keys with a designated person to allow vehicle(s) to be moved.
9. Only homeowners whose units have direct access outside, including units with access to the common atrium corridor will be allowed to own dogs. Those units being 105, 111, 112, 113, 114, 117, 118, and 119. Lessee or tenants of any Unit, including their guests, are not allowed to have any pets of any kind. Each homeowner who has a dog or cat shall abide by the City of Rochester Leash Laws. Owners and their guests must keep all pets under control and walk them to the perimeter areas. Pets shall not be tied within the common areas at any time. Dog feces shall be removed from Common Area immediately after defecation. Dog houses, staked-out or fencing-in of any pet in a Common Area is prohibited. The harboring of pets within individual units which creates a nuisance for the condominium or owners is prohibited. When transporting pets from units to outside the use of proper pet carriers is required. For the protection of your investment and for good community relations, pets shall not be allowed to roam the Common Areas.
10. Variance for any remodeling of units is required and the hours for all remodeling work are limited to Monday through Saturday 8:00a.m. to 7:00p.m. Castleman Court requires any plumbing and electrical modifications, changes, additions or repairs to be performed by a Licensed Plumber or Licensed Electrician.
11. Under Condominium By-Law unit owners have the right to lease their units to another party. All rules and regulations, as well as Condominium By-laws are to be adhered to by the renter and their guests as they do the owner. Renter name(s), contact information and complete vehicle information must be reported to the Property Management Office as soon as possible, but no more than 30 days after tenant occupancy begins, so that they are aware of who is currently residing in the unit.

12. In the event of a violation of the Rules and Regulations of the Condominium, the Unit owner responsible (in the event of a violation by a non-owner resident or by a guest, the owner of the associated Unit shall be deemed responsible) shall be notified, in writing, by the Board of Managers of the violation. In the event there is a violation of the applicable legal requirements as indicated, the following enforcement and penalties will be imposed on you as owner of your property.

FIRST NOTICE OF VIOLATION: As a courtesy, the owner will be notified in writing, and requested to eliminate the violation immediately or depending on the violation within 10 days.

SECOND NOTICE OF VIOLATION: A \$50.00 fine will be levied against the owner's account. In addition, the Board or its agent may act immediately to correct the deficiency or violation, and assess additional charges for the cost of labor, materials, and supervisory fees, to remedy the situation against the owner's account.

THIRD NOTICE OF VIOLATION: If the owner continues to have a violation, a certified letter will be sent to the owner's last known address, (owners are responsible to keep the Board or its agent informed of their legal address) with notification of a daily fine of \$50.00 until the violation is corrected or eliminated.

ADDITIONAL LEGAL REMEDIES: In the event that any fine/fees levied under this published and approved schedule of Rules and Regulations is not timely paid to the Association, then its Board or Managing Agent shall commence legal action to enforce the rule and collect fees due the Association. All unpaid fines, expenses incurred, including but not limited to legal and other professional fees, shall be and shall constitute a binding personal obligation of the violator and shall be and shall constitute a lien on the homeowner's home in the same manner that an unpaid common charge constitutes a lien as set forth in the Castleman Court Declaration. The Board or Managing Agent shall have the same rights and remedies to enforce the lien occurring as a consequence of a violation of the Rules and Regulations as non-payment of Common Charges.