

2025 - GUERNICA CONDO ASSOCIATION OWNER(S)/TENANT(S) RULES & REGULATIONS

1. **No BULK** trash/waste is allowed throughout the condominium/community or inside/besides the garbage tank/dumpster. All trash/waste must be placed **INSIDE** the assigned garbage tank/dumpster. If any big trash is found within the building/outside the garbage tank, the Association will hire someone to remove it and will bill/fine the owner of the unit responsible for such trash. **NO DUMPING OF FURNITURE OR APPLIANCES IS ALLOWED IN THE COMMUNITY..** Cameras will capture this and hefty fines (up to \$500 per violation) will be imposed on the unit's owner,.
2. When trashing “cardboard boxes” in the trash tank/dumpster, the boxes **MUST** first cut up/taken apart and placed flat inside the dumpster, otherwise the dumpster will fill up quickly and the waste company will charge the Association an excess fee, which may be passed on to the owner of the unit of who threw the garbage.
3. **Tenants ARE NOT** allowed to have **ANY** pets in their unit. Owners (who are registered in the property documents & living in the community) are allowed **ONLY** one pet. All pet poop must be cleaned up.
4. The **MAXIMUM** occupants per unit are as follow:
 - 1 bedroom: 3 occupants
 - 2 bedrooms: 5 occupants

IMPORTANT NOTE:

Be advised that every NEW occupant MUST apply with the Association by completing the Association's Application; provide numerous required documents; pay a processing fee of \$125 for each adult over the agee of 18 that will reside in the community; and pass a national criminal background screening. The resident must receive the Association's approval prior to moving into the community. Failure to comply will result in a violation of the rules and regulations and may result in evication from the community/building.

5. **PARKING IN THE COMMUNITY PARKING LOT:** Every resident **MUST** register his/her vehicle with the Association.. Once the vehicle has been registered, a parking decal will be assigned to the vehicle (which must be displayed at all time in the dashboard) at a cost of \$25 per decal. Units with one bedroom will be allowed one decal and those with 2 bedrooms will be allowed a maximum of 2 decals. No decals will be provided unless the vehicle is registered with the Association. The vehicle title must be under the name of the tenant/owner residing in the community. Parking spaces are first come first serve - there are no assigned parking.. Vehicles are **NOT ALLOWED** to park in the community parking lot from 7pm-7am unless the vehicle has been registered with the Association and it has its own assigned decal, otherwise the vehicle **WILL BE TOWED** at the owner's expense. All vehicles on the property must have a valid state tag, unexpired registration and carry insurance. Any vehicle that does not comply with the required rules will be towed at the owner's expense.
6. Vehicles must be maintained in good conditions to avoid unnecessary leaks to the asphalt of the condominium (i.e. oil leaks, radiator fluids, etc)
7. No car mechanical work or car washing is allowed in the condominium.
8. The property from the entryway of each unit inside is the responsibility of each resident. Outside of the entryway of each unit is considered a common ground area (including parking lot, hallway, etc) belonging to the Condominium Association. Cameras are installed throughout the community to keep order and occasionally monitor activity.
9. No changes to the common grounds are allowed. Any changes to the common grounds must be made **SOLELY** by the Association Management/Board of Directors. Any person making unauthorized changes will be fined by the Association.
10. Children are not allowed to play in the condominium, elevator, parking area, etc. Children must always be accompanied by an adult while roaming in the community.
11. Vandalism or damage to the building and property will not be tolerated. If caught or reported, fixing of such damage will be paid by the unit's owner.
12. No loud music or disturbances are allowed. Respect and consider your neighbor for the peace and tranquility in the community.
13. Car washing or other objects is **NOT PERMITTED** in community. Each unit must be responsible in checking that all water outage is closed tightly and no leaks exist.

14. Personal items are not allowed in the common areas. Barbeques in the balconies are NOT allowed – this is against fire code and would be a violation to the Condominium's insurance policy.
15. NO ITEMS, including planets, bikes, any type of carts, etc) are allowed in the hallways. The Association will do inspections of the building and anything found in the hallways will be thrown away.
16. .All balconies must be kept clean and NOTHING can be hung on or over the rails. No drilling of any type of holes in any part of the outside of the building is permitted. NO barbeques are allowed in the entire community! .
17. NO SALES (of any type) are allowed in the common areas or running of any type of business in ANY units..
18. Modifications to the outside of the unit or to the building without approval are not permitted. Approval and written permission from the association must be obtained for this type of work before any work can commence.
19. We ask that if any resident see any suspicious person or activity on the premises to IMMEDIATELY report it to the Association and call the local Police.
20. The laundry room is for the sole use of the residents in the community. The operating hours are 7am-11pm.. The laundry room should not be used after 11pm.

The Association reserves the right to impose penalties/fines for the violations of any of the above rules & regulations or any action deemed inappropriate and/or placed the Association in any type of liability.

**I'VE READ AND UNDERSTAND ALL OF THE ASSOCIATION'S
RULES/REGULATIONS**

TENANT/OWNER #1

TENANT/OWNER #2