**“GOOD NEIGHBOR” RULES FOR SOMA RESIDENTS**

 Set forth below for your convenience is a list of “Good Neighbor” rules for SoMa residents, many of which are set forth in the Declaration.

1. **Pick up your dog’s waste.** Every time. Not just every few days. Leaving anything behind gives other pet owners “permission” not to pick up as well and this can quickly get out of control.
2. **“Walk” your dog to different areas.** Dog urine can kill vegetation, so walk your dog to different areas. Areas planted with buffalo grass are very tolerant of dog urine.
3. **Don’t leave dogs unattended outside your unit.** Do not leave your dog alone on your balcony or roof deck—it is barking nuisance. A dog in our common areas must be kept on a leash.
4. **Don’t use Visitor Parking as a regular parking place.** Regular use of Visitor Parking by you or your live-in houseguests will result in that vehicle being towed, even if it has a current SoMa parking tag. If you don’t have room for a household vehicle in your unit garage you must park it off-site.
5. **Don’t park on any of the drives in SoMa,.** This is a safety issue. The only places vehicles may be parked within SoMa are Visitor Parking (see 4. above) and inside your unit garage. The only exception is service vehicles in front of your garage during regular business hours, if the driver remains near the vehicle. Vehicles parked on drives are subject to immediate towing without notice.
6. **Five MPH speed limit; Use sidewalks.** Pedestrians and other vehicles are hard to see around our blind corners, so slow down! Pedestrians should use sidewalks on 11th and 12th Plaza.
7. **Keep your garage door down.** This is for aesthetics as well as security for everyone in your building. Once a thief is in your unit, he may try to gain access to your neighbor’s unit through the rooftop penthouses.
8. **Put out trash and recycling bins the night before pickup and put them back in your garage on the day of pickup.** If you plan to be away on the day of pick up, ask a neighbor to put your bins back in your garage.
9. **No loose paper in trash or recycling bins.**  All trash must be in a plastic bag placed in your trash bin where animals cannot get at it. All paper in recycling bins should be bundled or otherwise secured so it doesn’t blow out during windy conditions or spill out during the collection process.
10. **Pay your assessments on a timely basis.** The Homeowners Association (HA) has expenses that must be paid in order to “keep up” the complex. Delinquent assessments are charged interest.
11. **Maintain the exterior of your unit in “first class” condition.** Exterior maintenance of rowhouse units is NOT the responsibility of the HA. Homeowners are responsible for downspouts, windows, siding, canopy, decking, roof and replacement of bulbs in the exterior light fixtures above your door and garage.
12. **Do not make modifications to the exterior of your unit.** All such modifications to your unit exterior must be approved by the HA. All landscaping is maintained by the HA; residents are not permitted to modify or supplement landscaping.
13. **No “For Sale” signs in front your unit.** Such signs may be placed in a window.
14. **Keep the noise down.** Late night party noise from your balcony, roof deck or outside your unit carries right into your sleeping neighbors’ homes. This is particularly true in warmer weather when many residents open their windows at night.
15. **No charcoal grills, fire pits, tiki torches or other open fires are permitted on roof decks or balconies.** This is a violation of state fire codes. A fire may damage your neighbor’s unit as well as your own. Natural gas grills are okay.
16. **No hot tubs.** Your neighbors don’t want to watch your hot tub party and in any event your roof won’t structurally support the weight of a tub.
17. **Note limits on exterior displays in ACC guidelines.** Entrance displays are limited to an art object and flowerpots. Team paraphernalia, security signs and “message” signs are not permitted.
18. **Remove pigeon nests from rooftop areas.** Pigeons love to nest under our roof decks. Homeowners are required to install and maintain pigeon deterrent screens on open deck ends.