

“GOOD NEIGHBOR” RULES FOR SOMA RESIDENTS

(Revised Aug 10, 2017)

- 1. Pick up your dog’s waste immediately.** Leaving anything behind encourages other pet owners not to pick up as well and this can quickly get out of control.
- 2. “Walk” your dog to different areas.** Dog urine kills vegetation, so walk your dog to different areas.
- 3. Don’t leave dogs unattended outside your unit,** or on your balcony or roof deck—this can be a barking nuisance. A dog outside your unit must be kept on a leash, per City ordinance.
- 4. Resident vehicles are not permitted in Visitor Parking (VP).** Residents include tenants, roommates, regular overnight guests and overnight rentals. Violators will be towed without notice, even if the vehicle displays a current SoMa parking permit. Please contact the HA if you need to use VP for a resident vehicle.
- 5. Don’t park on any of the drives in SoMa; you will be towed,** This is a safety issue. The only places vehicles may be parked are VP (see 4. above) and inside your unit garage. A service vehicle maybe parked in front of your garage during regular business hours.
- 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. Rowhouse units are connected through the rooftop penthouse doors; Loft units have common access.
- 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. Monthly assessments are required to be paid by ACH draws on a homeowner’s account.** Paper checks or payments from tenants are not permitted.
- 11. Rowhouse homeowners are responsible for all unit exterior maintenance,** including downspouts, windows, siding, canopy, decking, roof and replacement of bulbs in all exterior light fixtures.
- 12. All modifications to your unit exterior and landscaping must be approved by the HA.** Structures such as hot tubs or saunas are not permitted on rooftops. All landscaping is maintained by the HA; residents are not permitted to modify or supplement landscaping.
- 13. Supplemental rooftop and balcony lighting complying with ACC guidelines is permitted.** Lighting must be muted, cast light downward, and be mounted below parapet level. No light strings., except for holiday lighting. Please turn off your rooftop and balcony exterior lights when you are not outside, as a courtesy to sleeping neighbors.
- 14. No “For Sale” signs outside of your unit.** Such signs may be placed in a window.
- 15. Keep the noise down at night.** Loud parties should be moved inside your unit after 10 PM.
- 16. No solid fuel open flames are permitted on roof decks or balconies.** No charcoal or wood fires. No tiki torches. Fireworks are not permitted anywhere at SoMa. Natural gas or propane grills, heaters or fire pits are okay if operated responsibly and in accordance with Board rules contained in the ACC Guidelines.
- 17. ACC guidelines limit entrance displays to one art object and flowerpots.** Team paraphernalia, security signs and any items with a “message” are not permitted.
- 18. Remove pigeon nests from rooftop areas.** Homeowners are required to install and maintain pigeon deterrent screens on open deck ends and to remove pigeon nests promptly.
- 19. Satellite dishes are limited to 18-inch diameter and must be mounted in inconspicuous locations.** Related wiring must be hidden from view.