

“GOOD NEIGHBOR” RULES FOR SOMA RESIDENTS

(Revised September 23, 2018)

- 1. Pick up your dog’s poop immediately.** Leaving anything behind encourages other pet owners not to pick up. **“Walk” your dog to different areas.** Dog urine kills vegetation, so walk your dog to different areas.
- 2. 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.
- 3. Resident vehicles are not permitted in Visitor Parking (VP),** except during the day when access to your garage is blocked by workers. Residents include tenants, roommates, regular overnight guests and daily rentals. Violators will be towed without notice, even if the vehicle displays a current SoMa parking permit. Any repeated overnight use of VP requires HA authorization in advance.
- 4. 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 3. above) and inside your unit garage. Smaller service vehicles may be parked in front of your garage during regular business hours. A larger service vehicle may be temporarily parked for loading and unloading, if the driver remains on site and available to move the vehicle on a resident’s request or in an emergency.
- 5. 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.
- 6. Keep your garage door down** for security purposes— Rowhouse units are connected through the rooftop penthouse doors; Loft units have common access.
- 7. Put out trash and recycling bins the night before pickup** and put the bins back in your garage by the evening of the day of pickup. If you plan to be away on the day of pickup, ask a neighbor to put your bins back in your garage. Pickup day is Friday (Saturday, if Friday is Christmas, New Year’s Day or Independence Day).
- 8. 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.
- 9. Monthly assessments are required to be paid by ACH draws** on a homeowner’s account. The HA will not accept monthly assessment payments from *tenants*.
- 10. Rowhouse homeowners are responsible for all unit exterior maintenance,** including downspouts, drain tile, windows, siding, canopy, decking, roof and replacement of bulbs in all exterior light fixtures. **Concrete planters are required to be kept free of weeds.**
- 11. All changes to your Rowhouse 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.

12. Supplemental lighting on rooftops and balconies is prohibited unless it is muted, cast downward, and 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.

13. No “For Sale” signs outside of your unit. Such signs may be placed in a window.

14. Keep the noise down. Parties should be moved inside your unit after 10 PM.

15. Solid fuel open flames, charcoal or wood fires and tiki torches are not permitted on rooftops and balconies and are in violation of local fire codes. 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.

16. ACC guidelines limit entrance displays to one art object and maintained flowerpots. Not permitted in the landscaping or in your windows: team paraphernalia, security signs and any items with a “message.” Discrete security decals on windows and doors are permitted.

17. Homeowners are required to install and maintain pigeon deterrent screens on open deck ends and to remove pigeon nests promptly.

18. Satellite dishes are limited to 18-inch diameter and must be mounted in inconspicuous locations. Related wiring must be hidden from view.