

RULES OF THE WESTWOOD CONDOMINIUM ASSOCIATION

PLEASE REFER TO THE MASTER DEED and BY-LAWS FOR ADDITIONAL INFORMATION

The following rules are to create a proper environment for maximum enjoyment of the condominium property.

1. No resident shall use salt or salt products to melt snow or ice on sidewalks, parking areas or drives. The resident is responsible for any damage due to the use of salt or salt products. Sand, gravel, cat litter, **pet friendly and salt-free ice melt products** may be used by residents or the maintenance crew.
2. The public sidewalks, parking areas and drives are not to be obstructed or used for any purpose other than to enter or exit the condominium property or garage. Absolutely **no parking on the grass due to the sprinkler system.**
3. No vehicle belonging to another resident or guest shall be parked in such a manner as to prevent ready access to a resident's garage or parking space leading to their garage.
4. Fire regulations require all drives to be accessible at all times; therefore, all unauthorized parking is prohibited in the drives. The association reserves the right to remove improperly parked vehicles at the owner's expense.
5. Because of narrow driveways and drifting snow in the winter, residents are encouraged to park in their garage to allow adequate snow removal. Additional costs may result if vehicles are parked in the drives.
6. Per the Master Deed, all garage doors must remain closed except when entering or exiting the garage.
7. The solid waste and recycle containers provided by the city must be stored in the areas provided, one storage area per building. Residents are to maintain the storage areas in an orderly and clean manner and follow city rules.
8. Four containers, two for solid waste and two for recycling, were provided for each building. Residents are required to share the use of the containers and to share the duty of taking them to the curb on collection day, and returning them to the storage area after collection.
9. To allow residents a quiet and peaceful atmosphere, please refrain from disturbing noises or activities, particularly loud noises between the hours of 9:00 pm and 8:00 am.
10. Dogs, cats, or other domestic pets are allowed provided they are kept on a leash at all times when outside, and provided they do not disturb residents of the adjoining units. Residents are responsible to pick up their pet's waste and are responsible for any damage or unpleasantness caused by their pets.
11. Take care moving in or out of the condominium. Any exterior damage will be the owner's responsibility.
12. Prior to anything being installed on the exterior of any building or within the common areas, approval must be given by the Board.
13. Follow all city and state laws and guidelines in regards to grills. The general consensus of grill manufacturers is that grills should not be used within 3 feet of any walls and not used on a balcony or deck, or a porch with a roof.
14. Clean-out sewer caps are located outside of each building. The association is not responsible for any clogged interior drains, so please contact a plumber to clear clogged drains. If the plumber determines the clog is in the main line, please contact P.J. Morgan Co. at (402) 397-7775 immediately.
15. Complaints regarding the service of the Condominium Administrators shall be made in writing to the Condominium Board or the Managing Agent.

Please use the map/diagram on the reverse for the locations of clean-out sewer caps and water meter closets.

Revised September 2021