

1077 *Greenleaf* *Condominiums*

NEED TO KNOW

Excerpts from Greenleaf Condos Rules & Regulations Welcome to 1077 Greenleaf!

We hope you enjoy living here as much as we do.

We recognize that many people come here from single-dwelling homes. It's a change, but it works! It works because we have a set of Rules & Regulations (R&R) to assure that everyone cooperates in maintaining the safety and quality of life for all residents in our shared community.

You have received the R&R booklet and we encourage you to read it at your very earliest convenience. Meanwhile, here are a few that will be useful to know from the very start.

- 3.2 Moving and deliveries of furniture, appliances, and other large items must be through the doors on the east or west end of the building between the hours of 8:00 a.m. and 8:00 p.m. Moving large items through the front lobby is not permitted.
- 5.1 Parking spaces in front of the building are for passenger vehicles only.
- 6.3 Garage space is not to be used for storing perishable, breakable or inflammable items. EMPTY gas cans only. Long term storage of items shall be in the unit's 4th floor storage area. Use only enclosed metal or plastic containers for garage storage to prevent rodents from nesting.
- 6.6 The maximum speed limit in the garage is five (5) miles per hour. The red flashing light by the elevator when it is descending is a reminder that all vehicles must yield to persons exiting the elevator.
- 8.1 The elevator is designed for passengers, not freight. Large, bulky, or heavy furniture or appliances may not be transported on the elevator.
- 11.8 Residents may have up to two (2) small pets, no more than 25 pounds each. Dogs and cats must be leashed and attended at all times when outside their condo units. Pet owners are responsible for disposal of their pets' waste. There are fines for non-compliance. See R&R
- 11.8.1 and 11.8.2 for details.

- 11.9 Smoking is prohibited in all common areas and grounds.
- 11.10 Garbage, Trash and Recycling.
(This is a brief summary of the most important points. Please read this section in the R&R for complete info.)
Food Waste should either go in your unit's garbage disposal or double bagged and taken to the outside dumpster. Pet & Human Waste must be disposed of in the outside dumpster and NEVER in the bins in the garage. Trash: Clean trash, i.e., paper, rubber, metal, crockery and other non-recyclables should be placed in 13 gallon (tall kitchen) bags, tied securely and placed in the garage trash bins or outside dumpster. Recyclable glass, plastic, and metal containers should be RINSED and placed UNBAGGED in the designated containers in the garage. (Styrofoam is NOT recyclable.) Newspapers, clean paper and noncorrugated cardboard can be loose or in paper bags, but NEVER in plastic grocery or trash bags.
- 11.13 Monthly Maintenance fees (aka HOA fees) are to be paid on the first of the month. For your convenience, you can get an ACH form from the treasurer to have the fees automatically withdrawn from your bank account. A delinquent fee of \$25.00 will be charged on HOA fees not paid by the 15th of the month