

NORTHGATE CONDOMINIUMS HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS FOR DECKS AND PATIOS

1. Decks and patios in Northgate Condominiums are for outdoor enjoyment and are not storage areas. As all decks and patios are visible from the common areas, keeping them neat and clear of debris adds to the attractiveness of the Association. Decks and patios may not be used for general storage.

2. The following items are approved for use on decks and patios in Northgate.

OUTDOOR STYLE FURNITURE (made for exterior use only)

FREESTANDING HAMMOCKS

BROWN SUNSHADES (must be in good condition)

BICYCLES (two per deck, must be inside the railings and may not be hung from deck overhead)

ONE STORAGE BOX IN GOOD CONDITION (may not be anchored to deck or building, and may not exceed the height of the deck railing or patio wall)

BIRD FEEDERS AND WIND CHIMES (as long as they are not offensive to neighbors)

FLOWER PLANTERS (both freestanding and hanging, as long as they do not extend beyond the limits of the deck or patio)

3. The following items may NOT be stored on decks or patios. This is not an all inclusive list.

FURNITURE NOT DESIGNED FOR OUTDOOR USE

CARDBOARD OR PLASTIC BOXES

CHARCOAL GRILLS

KAYAKS

PROPANE GRILLS

BOATS

PROPANE CYLINDERS

CLIMBING APPARATUS

RECREATIONAL EQUIPMENT

PICNIC COOLERS

CAMPER SHELLS

ANIMAL KENNELS

METAL OR PLASTIC SHELVING

4. No items are to be draped or hung over the deck railings. Laundry or other items may not be dried or hung above the level of the railing.
5. Decks and patios must be kept free of trash and other debris.
6. DECK IMPROVEMENTS

The Board must approve all deck improvements/changes. The addition of a wood surface is a potential problem as the decks have a waterproof membrane that cannot be punctured. Any damage to a deck is the fiscal responsibility of the owner who modified the deck and not the responsibility of the Association. Hammocks or other items or structures which must be anchored to walls, deck floors, deck overheads, or deck rails must be approved in writing by the Board of Directors prior to installation

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7. NOTE: Entrance stairwells and walkways are to be kept clear at all times. No obstructions of any type are allowed on building walkways.

ENFORCEMENT: These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for The Northgate Condominium Association as follows:

First Offense: The unit owner will be notified in writing of the violation of the deck or patio rules for his/her unit. The owner may request a hearing to dispute the violation with the Board of Directors. Such request must be in writing and mailed to the property manager within fourteen days of the date of the Notice of Violation.

Second Offense: The unit owner will be notified in writing of the second violation of the deck or patio rules for his/her unit and fined \$25.00 if the Board deems such action appropriate.

Third Offense: The unit owner will be notified of the third violation of the deck or patio for rules for his/her unit and fined \$50.00 if the Board of Directors deems such action appropriate.

Fourth Offense or Any Succeeding Offenses: The unit owner will be notified of the fourth, or any succeeding, violation of the deck or patio rules for his/her unit and fined \$100.00 if the Board of Directors deems such action appropriate.

NOTICE: Notice of the provisions of these deck and patio rules will be made by mailing a copy of the rules to each owner at the address shown on the records of the Association at the time of the adoption of the rules and by making these rules a part of the Rules and Regulations of the Northgate Condominium Association.

EFFECTIVE DATE: This rule shall become effective upon delivery to owners.

Adopted this 8th day of MARCH, 2004, by the Board of Directors of the Northgate condominium Association.



, President

ATTEST:


