

1. Each unit owner shall keep their unit, inclusive of its balcony area and the land below it as applicable, in a good state of preservation and cleanliness. Summer furniture, electric grills and plants may be placed on patios. Under no circumstances may the balconies be used as storage space. Refuse must be placed in containers in such manner as the Board of Managers or its agent may direct.
2. Sidewalks and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units in the building.
3. Intentionally left blank.
4. Supplies, goods and packages of every kind are to be delivered in a safe and sanitary manner. Deliveries must be promptly picked up by the recipient. The HOA is not responsible for the loss or damage of any such property.
5. Unit owners/tenants/guests shall not cause or permit any disturbing noise or objectionable odors to be produced upon or emanate from their units. *QUIET HOURS are to be observed from 9PM thru 8AM daily.*
6. Unit owners/tenants shall not permit or keep in their units any flammable, combustible or explosive material, chemical, or substance. Only *electric* grills may be used on balconies.
7. Bathrooms and water apparatus (sinks, garbage disposals, sprayers) shall be maintained and in good order and not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or other articles be thrown into them. Any misuse of any of these fixtures resulting in damage to yours or any unit or common area shall be repaired and paid for by the unit owner.
8. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by any unit owner on any part of the outside building, hung from windows or placed on windowsills.
9. No awnings, aerials, or other projections shall be attached to the outside walls of the building, and no blinds, shades, or screens shall be attached to, hung, or used on the exterior of any window or door of the premises.
10. Unit owners/tenants or their service providers or visitors shall not at any time or for any reason enter upon the roof of the building, or enter the attic area, without the express consent and supervision of the Crossways Property Manager or Superintendent.
11. The Board of Managers or its designee shall have the right to access any unit for the purpose of making inspections, repairs, or improvements, or to remedy any condition which would result in damage to other units/portions of the building. In the event infestation is found, it may take measures as it deems necessary to control or exterminate same at unit-owner expense.
12. Nothing shall be done or kept in any unit or in the common elements which shall increase the rate of insurance for any building or contents thereof. No unit owner/tenant shall permit anything to be done or kept in their unit or in the common elements which will result in the cancellation of insurance on any building or contents thereof or would be in violation of any law.

13. No noxious, illegal or offensive activity shall be carried on in any unit or in the common areas, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other unit owners or occupants.
 14. No "For Sale", "For Rent"/"For Lease" signs or any other window display or advertising are permitted on any part of the property. However, a unit owner or a mortgagee which has taken possession of a unit, may request approval from the Property Manager for one window "For Sale" sign, when applicable.
 15. If any keys are entrusted by a unit owner/tenant to an agent or employee of the Property Management company the acceptance of the key shall be at the sole risk of the unit owner/tenant. The HOA or Property Management company shall not be liable for injury, loss or damage or any nature whatsoever, directly or indirectly, resulting therefrom or connected therewith.
 16. No unit owner shall alter, impair, or otherwise affect the common elements. Hallways and areas below hallway stairs are to be kept clear of all items.
 17. The storage of boats, trailers, recreational vehicles, or commercial equipment in common areas is prohibited. All vehicles must be licensed and in operable condition. Vehicle repairs, oil changes and maintenance are prohibited in the common areas. Noisy vehicles are prohibited.
 18. The Board of Managers shall have the sole and exclusive right to assign exclusive use parking spaces to unit owners as it sees fit, including designated handicapped parking where needed. Two spaces are available for each unit. Additional cars must be parked in the overflow spaces along East Ave.
 19. Complaints, concerns, or assistance regarding the services or operation of the condominium shall be made in writing to the Board of Managers or the Property Management company.
 20. Any consent or approval given under these rules and regulations may be added to, amended, or repealed at any time by the Board of Managers.
 21. A unit owner may apply to the Board of Managers for a temporary waiver of a rule or regulation stated herein, such waiver dependent upon assurance that it will not interfere with the operation or the property or impede on the rights of other unit owners.
 22. These rules and regulations may be supplemented, repealed, or modified by the Board of Managers. No such additional or modified rule or regulation shall take effect until communicated in writing to unit owners, who will be responsible for advising any tenant of same. Any rule or regulation adopted by the Board of Managers can be repealed or otherwise superseded by a majority vote of the unit owners.
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23. Such removal/new installations of air conditioning units, washers/dryers, windows, and/or balcony flooring require an approved variance and must be supervised by the Property Management company.

24. Units are limited to TWO pets. Pets may not be tethered in common areas or left unattended on the balcony or patio areas. Pet waste MUST be picked up immediately.

Dogs must be licensed by the Town of Brighton. The following dog breeds are not permitted on the property due to potential liability risks: Pitbull, Doberman, Rottweiler, Akita, Chow, German Shepherd, Siberian Husky, or Bull Terrier.

Any pet causing a disturbance or in violation of these rules may subject the owner to fines and/or could result in permanent removal of the pet from the property within 3 days of written notice from the Board of Managers.

25. No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the common area, including balconies. The common areas shall be kept free and clear of rubbish, debris, litter and other objectionable matter.

26. One American flag (not oversized) may be displayed on balconies, but not draped over railings.

27. Exterior Modifications – No such modifications may be made by an owner or tenant. Any exterior modification, including but not limited to doors, vents, balconies, or outside lights, must be approved by the Board of Managers. The unit owner must submit a written request to the Board of Managers with appropriate supporting documentation.

28. Satellite dishes are not permitted.

29. All interior window treatments are to be of a neutral color in good condition and manufactured for that purpose. Blankets, sheets, clothing and other items not manufactured for the purpose of window treatments are not allowed.

30. Laundry room hours are from 8AM to 9PM. Clothes must be promptly removed from machines to ensure equipment can be used by other residents. Empty containers and any other debris must be properly disposed