

Wendamoor Condominiums Rules and Regulations At a Glance

In order to keep Wendamoor Condominiums an attractive community, the Board and Management have adopted the following rules and regulations. Each resident shall observe these rules to preserve and protect our investment. These rules will be enforced.

BALCONIES

1. Nothing may be hung on or from any of the balconies. No rugs, bedding or clothing may be aired or dried from the balcony railing. Planters may not be hung on the outside of any railing.
2. Be careful when watering plants on a balcony. Do not let the water overflow and run down on the patio below.
3. When smoking on a balcony, do not flip ashes over the railing. The ashes fall on the patio below landing on either people or patio furniture. Do not flip cigarettes over the railing to the yard.
4. No satellite dishes or antennas may be connected to the building or placed on a patio, balcony or roof.
5. When sweeping or moping a balcony, be careful not to sweep dust, dirt or debris onto the patio below.

DUMPSTERS

1. Are conveniently located in the front of the 8101 building and behind the 8101 building.
2. All cartons must be broken down.
3. No hazardous materials can be placed in the dumpsters.
4. No large pieces of furniture may be left beside the dumpster. It cost the Association \$50.00 extra to have it picked up.
5. Do not invite friends or relatives to use Wendamoor's dumpsters. They are only emptied once a week and are always full from the trash generated by Wendamoor residents..

ELEVATOR

1. The phone in the elevator is for emergency purposes only.
2. Do not hold the elevator door open for any reason. The door works on a timer. Holding the door open will affect the operation of the elevator and can cause unnecessary service problems. If you need to hold the elevator for any reason, please use the green buttons. The button on the left holds the door open, the button on the right closes the door.
3. State law PROHIBITS smoking on the elevator.

INSURANCE

1. Every owner shall maintain a Homeowner's Insurance Policy for your personal effects and interior coverage. (The association carries a blanket policy for the outside of the buildings and for the common grounds.)
2. All homeowners are required to furnish a copy of the Declaration page of their policy to the secretary of the association.

LAUNDRY ROOM

1. This is a convenience for those units that do not have a washer and dryer.
2. The cost of a wash load is \$1.50 and drying is \$1.00
3. Please do not overload the washer
4. Do not wash rugs, bedspreads or comforters, etc.
5. Wendamoor will not be responsible for any damage to laundry while being washed or dried in Wendamoor's appliances or Laundry room.
6. Wendamoor will not be responsible for replacing or reimbursing someone for items stolen if left unattended in laundry room.
7. Unit owner's friends and relatives are not allowed to use Wendamoor's laundry room at any time.
8. Unit owners are not allowed to do laundry for anyone else. This costs Wendamoor extra money for water and electricity.
9. The exercise bike in the laundry room is available for resident use only. Visiting children are not allowed to use the exercise bike.
10. Wendamoor will not be responsible for any accident or injury associated with the use of the exercise bike.

HALLWAYS

1. Nothing is to be hung on the walls in the hallways, except where the board approves.
2. Any item approved by the board and placed in the common areas will become the property of Wendamoor Condominiums and a release must be signed.
3. No furniture is to be placed in hallways. This is AGAINST THE FIRE CODE and could affect our insurance policy should an accident occur.
4. NO rugs are allowed in the hallways of 8101. They may not only appear unsightly but could be dangerous. Someone could trip on them and you and Wendamoor could be held liable.

LAWNS

1. Help keep our lawns green and attractive by using the sidewalks when going in or out of your unit.
2. Help keep our property attractive by picking up litter if you see any lying around
3. Cigarette butts should not be flipped on the lawn or on paved areas.

NOISE

1. All forms of noise making, such as, but not limited to, radios, televisions, stereos, musical instruments, karaoke, voices, vacuum cleaners, washing machines, dryers and other noisy appliances, must be kept at a level so as not to disturb adjacent residents. Particular discretion should be observed between the hours of 10 pm and 8 am out of respect for all people's desire for peaceful and quiet living. Some unit owners have to get up early in the morning to go to work. Some unit owners may work a night shift and need to rest in the daytime.
2. Construction or repair work is prohibited between the hours of 6 pm and 8 am.

PARKING

1. Four visitor parking spaces are reserved along the sidewalk between the two buildings and two visitor parking spaces are in front of 8100. These spaces are NOT to be used by residents for parking their second cars. Anyone other than visitors using these spaces may be towed at the owner's expense.
2. Residents and guests are to park in designated (lined) parking spaces. There is to be NO parking beside the dumpsters. The perimeters of the buildings were set in compliance with the State Fire Marshall. Residents and/or visitors could be heavily fined if parked in a non-designated parking area or an area marked Fire Lane. It is your responsibility to inform your visitors of the appropriate places to park.
3. All 38 units are assigned one (1) parking space per unit. (when these buildings were built, most units had single occupants and only one automobile, therefore the parking spaces were designed for only one (1) parking space per unit). Several units now have married couples with two (2) automobiles, but there is still only one (1) parking space assigned to each unit even though it may be an inconvenience. There are ample extra parking spaces in the rear of 8101 for units with more than one automobile.
4. Parking in the circular drive is limited to loading and unloading. This must be kept clear for emergency vehicles. You may use this area to pick up and unload residents or guests at Wendamoor. However, please try not to leave the car unattended for more than 10 minutes, as it could be a big inconvenience to someone in an emergency situation.
5. No recreational vehicles, large trucks, trailers or boats are permitted to park overnight in any parking area at Wendamoor. Pick-up trucks and four-wheel drive vehicles are permitted.
6. No inoperable vehicle, including automobiles with flat tires can be left on Wendamoor property for more than 10 days. They may not be left in any parking space, whether it is an assigned space or visitor space. After 10 days, the vehicle will be towed at owners expense. Neither the Association's Board nor Management shall be responsible for any damage or costs as a result of towing any vehicle.
7. There are several wheelchair ramps around both buildings.

PARTY ROOM

1. Only owners may use the party room
2. Anyone wishing to reserve the party room must enter their name on the date you want to reserve the room. A calendar is provided on the wall next to the refrigerator for your convenience. If your plans change, please remove your name from the calendar
3. Be considerate of fellow residents with regard to noise and time of day.
4. Please provide your own supplies and thoroughly clean the room when finished.
5. Nothing in the party room may be borrowed or removed from the room.

PETS

1. No more than 2 SMALL dogs or 2 cats are allowed in each unit.
2. When taking your pet in or out of your unit, it must be carried and not walked on a leash. This is to keep animals from urinating or defecating in the hallways or stairwells.
3. You must keep your pet on a leash while walking it on Wendamoor property and you must clean up after it when it defecates anywhere on Wendamoor grounds.
4. You are also responsible to ensure your visitors abide by these same rules.

SECURITY

1. The security keys for the 8101 building are meant to be used to keep the building secure and safe from anyone who might wander in with the intent to steal or do harm. THIS PROTECTS YOU AND YOUR NEIGHBORS.
2. No entrance door, front, side, or back is ever to be propped or left open at anytime. This provides security for residents and prevents rodents or stray animals from entering the building. Moving in or out or the delivery of large items is the only time propping the door open will be tolerated. Everything is to be moved in or out through the center back door of 8101 only.
3. Never move furniture or other large items through the front lobby.
4. Never let anyone in the building if you do not know them!!

SERVICES

1. All requests for any service must be submitted to the Board either orally or by placing the request in the suggestion box in the lobby. EXCEPT FOR EMERGENCIES then either call 911 or Cornerstone Property Management Co. AN EMERGENCY SITUATION IS USUALLY DEFINED AS A SITUATION...1. That may cause danger to life or property.....2. Which may threaten the safety of the property or the owners or occupants of the property....3. Which may threaten the safety or the suspension of any necessary service to the property.
(services would be electricity, water, cable, etc.)

2. If an owner takes it upon his or herself to fix an issue or problem in a common area and purchases supplies to fix the problem, **THEY WILL NOT BE REIMBURSED FOR THE COST OF THE SUPPLIES.** The association will consider it as a gift.
3. Only the Board has the authority to commission work in the common areas. Only the board has the authority to spend Wendamoor funds.

TENANCY

~~ADDITION~~: These units have been designed for single family occupancy.