

# Cobblestone Condominium Rules

---

NOTE: These rules are a DRAFT and have not been officially agreed to except as documented in the minutes of previous association meetings.

## 1 Decks

The decks associated with the ground level units are considered to be common areas. Any deck may be used at any time by any owner or tenant. All are expected to share these areas and cooperate in shared usage. Hazards and dangers that would prevent common usage are prohibited.

## 2 Parking

Each unit is allocated two parking places, one in the unit's garage and one directly in front of the unit's garage. Spaces in front of the doors are common areas and are available on a first come, first served basis. Tenants are limited to two cars per unit in the parking lot at any one time. This policy is effective on all new tenants after (insert date of meeting we passed this).

## 3 Dogs

Dogs must be supervised at all times. Owners are responsible for cleaning up after the dogs associated with their units. Owners are responsible for ensuring that associated dogs do not engage in prolonged barking or threatening behavior. When outside, dogs must be kept on leashes.

## 4 Snow Removal

### 4.1 Larger Snowfalls

Larger snowfalls (above 4 inches) will be handled by the snow removal service. Owners must ensure that cars associated with their units are moved before the plow arrives. Owners are responsible for clearing the space directly in front of their garage that the plow cannot reach. Owners are responsible for clearing the front steps and the area immediately in front of them.

### 4.2 Smaller Snowfalls

Smaller snowfalls will be handled by owners. Owners, tenants, and the are responsible for clearing the area in front of their garages and the areas in front of the steps to their unit.

## 5 Condominium Association Meetings

Attendance at association meetings is mandatory. Units not attending or represented by written (or email) proxy will be assessed an extra month of association dues.

## **5.1 Summer Meeting and Workday**

The summer meeting and workday will be held on a date agreed upon by the owners. Since the winter meeting is optional, this must be done at the summer meeting for the next year.

## **5.2 Winter Meeting**

The winter meeting is optional. If it is to be held, at least 30 days notice must be provided to the association. Any member may propose that the meeting be held. The meeting will be held if a majority of the Association Officers agrees that it is necessary. The association will strive to find a date that is acceptable to as many of the owners as possible.