

APPENDIX TO COLONIAL VIEW CONDO ASSOCIATION, INC. BYLAWS  
BOOK OF RESOLUTIONS

The Book of Resolutions is intended to be used to set in place rules governing the conduct of Association members in such a way that all aspects of community life are addressed and dealt with in an orderly fashion and for the comfort and enjoyment of all Unit Owners. All Unit Owners and their tenants, guests and invitees are bound by the rules of conduct set forth in the Book of Resolution.

Section 1 – General rules of conduct

- 1) Occupants shall not leave trash on the grounds, hallways, balconies/patios, laundry facilities or carport.
- 2) Stereos, TV's, etc. shall be kept at a respectful noise level. Noise should be kept at a minimum after 10 pm on work nights so as not to disturb other occupants who may be sleeping.
- 3) Owners with dogs are asked not to leave them outside if they are not on the premises.
- 4) Occupants are asked to please refrain if possible from doing laundry after 10 pm so people in units next to the facilities are not disturbed.

Section 2 - Rental of Units.

There will be no prohibition against an owner renting out their unit. However, the owner is obligated to make sure that the tenant is of good character and will not impose undue burden upon the other owners or other potential tenants as well as decrease property value due to unwarranted behavior.

- 1) An owner is responsible for the following background checks before a person(s) may rent their premises:
  - a) Credit Report
  - b) Verification of employment
  - c) Positive reference from previous landlord (depending on length of previous occupancy, more than one landlord may need to be contacted).
- 2) A prospective tenant shall be given the rules of conduct of the Association and will sign acknowledging receipt and understanding that if the condo rules are broken, it will be grounds for eviction.
- 3) Tenants may not own dogs.
- 4) An owner is obligated to evict a tenant if 3 or more owners request so.