

Rivereast at Grandview Rules & Regulations

In accordance with the Declaration of Condominium and By-Laws of Condominium Association, the following Rules and Regulations have been developed. The Board of Directors is authorized to promulgate, amend and enforce Rules and Regulations concerning the operation and use of the Condominium; but the Rules and Regulations shall not be contrary to or inconsistent with the Act, the Declaration or the Bylaws.

The Rules and Regulations outlined in this booklet explain the policies and guidelines established by the Board of Directors of Condominium Association to help protect and provide a peaceful environment for our community. It is the responsibility of the Board of Directors to administer and enforce the rules. However, it is the responsibility of each resident to cooperate and adhere to the rules of the Condominium and residents are encouraged to report any violations of these rules to the management company.

Rules and Regulations in italics are Rules & Regulations outlined in the Bylaws. Rules & Regulations in regular font were created and approved by the Board of Directors.

Bylaw Section 7.10 - Each Unit Owner grants a right of access to his Unit to the Board of Directors, the Managing Agent or any other person authorized by the Board of Directors for the purpose of making inspections, or correcting any condition originating in his Unit and threatening another Unit or a Common Element...

Bylaw Section 14.4 - Each Unit Owner shall be liable for the expenses of all maintenance, repair or replacement rendered necessary by his act, neglect or carelessness, or the act, neglect or carelessness by any member of his family, or his employees, agents or licensees...

The Board of Directors shall have the power to levy fines against Unit Owners for violations of the Rules and Regulations. No fine may be levied for more than twenty-five (\$25.00) dollars for any one violation; but for each day that a violation continues, after notice, it shall be considered a separate violation.

In addition, fines may be levied against Unit Owners for violations of the Rules and Regulations from a Unit Owner's family, employees, guests, lessees, etc.

Signage

In order to maintain the quality appearance and to protect the architectural integrity of the Condominium, no Unit Owner (other than the Declarant) or other occupant of the Condominium shall post any signs, advertisements or posters of any kind in or on the Condominium unless authorized by the Board. The Declarant and its agents have the right to post and utilize advertisements, signs and posters in selling and leasing the Units.

Use of Units and Compliance with Condominium Instruments and HPTF Declaration of Covenants

All present and future Unit Owners, tenants and occupants of Units and any person who uses any part of the Condominium in any manner, are subject to, and shall comply with the provisions of the Condominium Instruments and the Rules and Regulations, as applicable. All Eligible Purchasers shall also comply with the provisions of the HPTF Declaration of Covenants. The acquisition, rental or occupancy of a Unit or the uses of any part of the Condominium by any person shall constitute his agreement to be subject to and bound by the provisions of the Condominium Instruments and the Rules and Regulations and such provisions shall be deemed to be enforceable equitable servitudes and covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated in full in each and every deed of conveyance or lease thereof. Failure to comply with any of such provisions shall be ground for legal and equitable relief, maintainable by the Board of Directors on behalf of the Association or, in a proper case, by an aggrieved Unit Owner. In any such action at law or in equity which is successfully brought by or on behalf of the Association, the Association shall be entitled to recover all reasonable costs and expenses of any such action, including reasonable attorney's fees. The provision of this Section 9.2 shall not be construed to prevent the Declarant from using any Unit for model, sales office or display purposes or prohibit the leasing of Units owned by the Declarant; and the Declarant, in adopting the Condominium Instruments, specifically reserves an easement and express right and power to so utilize these Units. No activity shall be conducted or maintained in any Unit or upon any of the Common Elements which is not in conformity with the zoning regulations of the District of Columbia.

Trash

No clothing, laundry, rugs or wash shall be hung from or spread upon or from any window or exterior portion of a Unit or in or upon an Common Element. All refuse and trash shall be placed in plastic bags and deposited in bins or chutes designated for such purposes.

1. Trash should be securely bagged and placed in one of the dumpsters.
2. Boxes of all sizes must be broken down and placed inside the green recycling dumpster.
3. Old furniture, appliances, water heaters, beds, or other large bulk items, durable goods should not be placed in the commons area dumpster, outside of the dumpster or in the dumpster. You are personally responsible for the disposal of these items.
4. Large items (furniture, appliances, mattresses, etc.) will not be picked up by the trash company and should not be left outside the dumpster. Disposal of large items is the responsibility of the resident.
5. Trash and trash bags are prohibited on, in, under, or around entry areas, walkways, patios, or balconies and all common areas.
6. Liquids must be contained in sealed containers capable of remaining unbroken and leak-free after being discarded inside a common trash disposal container.

Pets

In no event shall any animals be kept, bred or maintained for commercial purposes on the Condominium property. The keeping of small, orderly domestic pets (e.g., dogs, cats, or caged birds) is permitted upon prior written approval by the Board of Directors. Any pet approval requests will be considered on a case by case basis and the approval may be granted or denied in the sole and absolute discretion of the Board of Directors. The Board of Directors has the authority to limit the size and number of pets residing in any Unit. Service animals and domestic fish are excluded from this approval requirement.

Any pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Condominium upon ten days written notice from the Board of Directors. Any Unit Owner or resident may notify the Board of Directors in writing that a pet of another Unit Owner or resident is creating a nuisance or making noise or any unreasonable disturbance. If the complainant so requests, his/her name shall be disclosed only to the Board of Directors. The owner of the pet shall be immediately notified and a hearing shall be held by the Board of Directors within 21 days of the delivery of the notice. The Board shall give all Unit Owners and residents an opportunity to be heard on the matter. The owner of the pet must shall to the satisfaction of the Board that the allegation is untrue or the Board shall remove the pet forthwith from the Condominium.

A pet shall not cause a nuisance by reason of noise, odor, or behavior. Defecating or urinating in the Common Elements in any areas other than those designated for such purpose, as determined by the Board of Directors shall be strictly prohibited. Unit Owners are required to pick up litter deposited by their pets on the Condominium property. Kitty litter and other pet litter must be placed in a sealed bag before being deposited in a garbage can. Pets shall not be permitted upon the Common Elements unless accompanied by an adult and unless carried or leashed, and then only in those areas designated by the Board of Directors. Pets are only allowed on the Common Elements for the purpose of ingress and egress to and from a Unit, but no loitering with pets is allowed. Pets are not permitted on the landscaped lawns. Pet waste must be properly bagged and disposed of in a Unit (not in a common trash receptacle, i.e. in the lobby or mail room trash cans). Any Unit Owner or resident who keeps or maintains any pet upon any portion of the Condominium assumes full responsibility for personal injuries or property damage caused by such pet, and each such owner agrees to defend, indemnify and hold the Association, its Board of Directors, each Unit Owner, the Declarant, the management agent, and their employees harmless from any loss, claim or liability of any kind or character whatsoever arising by reason of keeping or maintaining such pet within the Condominium. All pets shall be registered and inoculated as required by District of Columbia law.

The above notwithstanding, the Declarant shall be solely entitled to approve/reject any pet requests on the initial sale of all Units, regardless of whether or not the Condominium has transferred to the Association at the time of that Unit's sale.

The Board of Directors has established a two pet limit, to exclude fish. The Board of Directors is also permitted to receive vaccination records on an as needed basis.

Noise

Further, to reduce sound transmission, these Bylaws require the Unit Owners to maintain floor coverings as stated below. Unit Owners, residents and lessees shall exercise extreme care to avoid unnecessary noise or use of musical instruments, radios, televisions and amplifiers that may disturb other Unit Owners.

Nuisance

No nuisance or use or practice which is a source of annoyance to the Condominium residents or which interferes with the peaceful possession or proper use of the Condominium by its residents shall be allowed in the Condominium.

Installations

No Unit Owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae or other equipment, which protrudes through the walls or roof of the Building or is otherwise visible on the exterior of the Building except as authorized by the Board of Directors.

This includes but is not limited to: Dish Satellite TV, outdoor decorative items, lighting fixtures, fixed outdoor cameras

Lawful Uses

No Unit or Common Element of the Condominium may be used for any unlawful, immoral or improper purpose.

The Board of Directors forbid vandalism or destruction of any property to include personal property such as vehicles and grounds property such as trees.

Prohibited Use of Common Elements

A Unit Owner shall not place or cause to be placed in the public hallways, walkways, alleyways or other General Common Elements any furniture or objects of any kind. The public hallways, walkways and alleyways shall be used solely for normal transit. Bicycles shall be placed only in those areas designated by the Board of Directors, and in accordance with the rules and regulations established by the Declarant and/or the Board of Directors.

- The Board of Directors is in allowance of floor mats year round.

- Noninvasive Halloween decorations are allowed 1 week prior to October 30th and must be removed within 7 days after.
- Noninvasive winter decorations are allowed 30 days prior to December 25th and must be removed within 2 weeks after.
- The Board of Directors may request the removal of any item from the Common Elements at any time.
- No rental scooters, city bikes, or motorized bikes are to be left deactivated/dismounted inside the Association grounds.
- No use of outdoor spouts without direction and approval from the Board of Directors.

Employees

No Unit Owner, resident or lessee shall direct or engage any employee of the Condominium on any private business of such Unit Owner, resident or lessee, nor shall he direct, supervise or in any manner attempt to assert control over any such employee or over any contractor acting under a contract or agreement with the Association.

Insurance Risks

No activity shall be done or maintained in any Unit or upon any Common Elements which will increase the rate of insurance on any Unit or the Common Element or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors and the Units Owner involved has agreed in writing to pay such increase.

Compliance with Laws

In their use of the Units and the Common Elements of the Condominium, Unit Owners shall obey and abide by all valid laws ordinances and zoning and other governmental regulations affecting the same and all applicable Rules and Regulations adopted by the Board of Directors.

Proper Use of Common Elements

The Common Elements shall be used only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units.

Leasing

Subject to the HPTF Declaration of Covenants, a Unit Owner shall not lease his Unit for a term of less than 6 months or any other minimum Unit leasing term established from time to time by the Board of Directors (provided that such minimum shall in no event exceed one year or be less than thirty-one 31 days) and under no circumstances shall a Unit Owner, the Declarant, or any mortgagee who comes into possession of a Unit, permit such Unit to be used for a hotel or

transient purposes, or Airbnb. An increase in the minimum Unit leasing term shall not apply to any lease in existence immediately prior to the establishment of such increase. A fully conformed copy of the lease or renewal thereof shall be delivered to the Board of Directors within 7 days after execution; such lease shall be consistent with the provisions of the Condominium Instruments as the same may be amended from time to time, and with the Rules and Regulations of the Condominium; and the Board of Directors has the power to terminate such lease or to bring summary proceedings to evict the tenant in the name of the lessor thereunder, in the event of a default by the tenant in the performance of such lease.

Floor Coverings

Rugs and padding shall be maintained on 75% of all floor surfaces in each room (excluding hallways, kitchens, foyers, closets and bathrooms) in each Residential Unit located over other Residential Units to reduce transmission of sound between Units.

This floor covering requirement includes the stairs, as they are a major source of footfall.

Fireplaces

No Residential Unit Owner shall be permitted to install any fireplace within his Unit. No open flame barbecue grills shall be allowed on the Condominium property, nor storage of flammable fuels.

Antennas, dishes, etc

Except as specifically permitted by applicable governmental regulations and as approved by the Board of Directors, no exterior antennas of any type, including, but not limited to, satellite dishes for reception or transmission, may be erected or maintained within the Condominium. Antennas located entirely within a Residential Unit and not visible from the exterior are permitted.

Parking

All A-unit and B-unit owners with reserved parking are assigned a "Reserved" hang tag which has their parking space number listed on the tag. B-unit owners without reserved spaces will have hang tags that say "Unreserved" and may park in the "B-unit only" parking spaces on a first come first serve basis. There is a one car limit on the lot per household without exception, unless approved by the Board. Parking in undesignated areas, parking without a hangtag and/or parking in front of the trash can is a ticketing and/or towing offense.

Parking violations by a Unit Owner's visitor, lessee, etc that can reasonably be connected to a Unit Owner may be fined towards the Unit Owner. Non-assigned parking space privileges may be revoked from condo owners that are not in good standing.

Lost hang tags will be replaced at the current market price as determined by the Board of Directors. Any attempt to recreate or duplicate a hang tag will revoke an owner's parking privileges.

Smoking

At any time the Board can ban smoking if it poses a health risk or concern to any neighbor living within proximity of its use. Improper use or disposal of cigarette butts is a finable offense.

Storm Doors

Storm Doors may not be installed without pre-approval by the Board of Directors. The design and color will be in question. The Board of Directors is entitled to have unapproved storm doors removed and/or fines issued.

Balcony Requirements

Balconies are Limited Common Elements controlled by the assigned Unit Owner. All loose items must be tied down. The Association is not responsible for damage or incidents caused by misuse of balconies or loose items placed on balconies.

Rooftop Requirements

Rooftops are Common Elements controlled by the Association. The usage or storage of items on the rooftops are not permitted. Damage to a rooftop reasonably considered to be due to the misuse of the rooftop will be charged to the Unit Owner.