**The Ballard House Homeowners Association, Inc**

**ADOPTED RULES AND REGULATIONS—08/05/2016**

**GENERAL**

1. **All common areas including halls, stairways, elevator, sidewalks, driveways, and open areas, shall not be obstructed with personal property (skis, boards, bikes, strollers, boots, shoes etc.) or used for any other purpose than ingress to and egress from the units. No personal items may be stored, placed or maintained in any common areas or common elements and are subject to removal and disposal by the HOA or its’ appointed managers.**
2. **Balconies and decks shall not be used for hanging garments or other personal articles or storing personal and household items. Only deck furniture, gas grills and live plants are allowed**
3. **Nothing shall be thrown or emptied out the window or doors or over the deck railings, or down the stairways, or in the common areas, nor shall anything be hung from outside of the windows or placed on the outside windowsills.**
4. **Reasonable care at all times must be exercised to avoid making or permitting to be made loud noises including TV and music in such a manner that may disturb other occupants of other units.**
5. **No work of any kind shall be done upon common interior space or upon the exterior building walls without proper HOA board approval.**
6. **Any damage to the general common elements caused by an owner or renter shall be repaired at the expense of that unit owner.**

**GARAGE PARKING**

1. **Garage parking is allowed for those designated to park in each deeded space.**
2. **Each vehicle is to fit completely in the parking space without inhibiting the spot next door or the driveway easement through the garage.**
3. **Only licensed vehicles are allowed to park in garage. No trailers, ATV’s or boats.**
4. **Storage of personal items is not allowed in parking spaces.**

Please be advised that, henceforth, for any and all confirmed violations of the Rules and Regulations, Owners will be fined up to $250 per day for everyday a violation has occurred and assessed any attorney’s fees and costs incurred by the Association pursuant to the provisions of our Responsible Governance Policies.  Note that Owners are responsible for any violations that occur in their Units regardless of whether they have actual knowledge of such violations, and so it is both the duty and in the interest of all Owners to monitor usage of their Units closely.