

SUBJECT: BUILDING PROPERTY GROUNDS CONDITION

ARR NUMBER 4.10

REVISED: OCTOBER 2025

PURPOSE: To establish guidelines for the general appearance/condition of condo units, the limited common, and common areas. The following are the requirements for compliance to the Association criteria.

1. Feeding of any wildlife (including feral mammals) by providing any type of food/food scraps on any patio, patio deck, and balcony, common or limited common area is prohibited.
2. Bird Feeders are not permitted except for hummingbird feeders using liquid nectar. The feeder must be accessible for co-owner cleaning and for removal in the event of maintenance of a condo unit or in the limited condo areas.
3. No co-owner shall make alterations in exterior appearance or make structural modifications to their unit (including interior walls through or in which there exists easements for support or utilities) or make any changes in any of the common elements limited or general without the written approval of the Board of Directors.
4. For safety and emergency services, unit addresses are to be free of any obstruction or blockage.