

VILLAGE AT CONCORD CONDOMINIUMS
RULES AND REGULATIONS
Approved by the Board of Directors
November 2020

This document supersedes previous editions of the Rules and Regulations. Notice of future changes or amendments will be sent to unit owners.

The purpose of these Rules and Regulations is to: 1) maintain an attractive, pleasant, and safe environment; 2) identify ways to respect neighbors' rights; and 3) preserve the property value of the units.

The Rules and Regulations are applicable to unit owners and to all occupants in a unit. It is the responsibility of unit owners and occupants to make certain that guests and service contractors follow applicable Rules and Regulations.

Violations are subject to fines being imposed upon the unit owners.

A. Vehicles, Parking and Garages

1. Posted traffic signs are to be obeyed.
2. No speeding is allowed.
3. Other than for deliveries or service calls, the use of the streets, driveways, and parking areas is limited to ordinary passenger vehicles by owners, occupants and guests. Ordinary passenger vehicles include mini-vans, SUVs, and small pick-up trucks that are licensed as passenger vehicles, are of a size that can be parked in the garages, and do not display company names or logos.
4. Boats, trailers and recreational vehicles or campers of any size or style may not be left in public view.
5. Requests for exemptions from these regulations for guests temporarily staying in a unit must be made in advance in writing to the Management Office, but there is no guarantee that exemptions will be granted.
6. Written requests should be made in advance to the Management Office for permission to accommodate a moving pod or small moving van when a move cannot be completed in one day. Parking regulations included herein apply.
7. Visitors should park their vehicles in the host's driveway or on parking lots. When all spaces are filled, limited daytime parking is permitted on the street, subject to all regulations included herein.
8. At no time shall anyone, including drivers of commercial vehicles, block driveways, parking areas and sidewalks.
9. In order to allow emergency vehicles easy access to all buildings, no vehicles may be stopped or parked across from each other on the street at any time.
10. Overnight parking on the street by any vehicle is not allowed.
11. Vehicles left in public view shall be clean, well maintained, currently licensed, and in ready operating condition. No obtrusive muffler or other noises shall issue from any vehicle, including motorcycles. No mechanical repairs, tune-ups, or body work may be performed anywhere on condominium property.
12. The Association shall have the right to remove any vehicle that is in violation of these Rules and Regulations after notice or warning is given as the Association

Board of Directors deems reasonable. The removal shall be at the cost and expense of a unit owner if the vehicle can be traced to a unit owner. Neither the Association nor the removing party shall have any liability whatsoever for costs, expenses or damages arising from such removal, and the unit owner shall indemnify the Association from any claims arising with respect thereto.

13. Garage doors shall not be left open whenever garages are unattended.

14. Doors that lead to garage hallways in multi-unit buildings should be kept closed.

B. Pets and Animals

1. The only pets and animals permitted in the condominium shall be birds, fish and other similar and usual home aquarium creatures, all kept completely within the confines of the unit, plus cats and dogs also kept primarily within the unit confines. All other animals are prohibited.
2. Dogs larger than fifty (50) pounds when fully grown are not allowed.
3. Only one dog or cat is allowed in a unit at any given time whether belonging to unit owners, occupants, or guests.
4. Animals shall be tagged and maintained according to St. Louis County regulations or the regulations of a visitor's home location.
5. When outside of the unit, dogs and cats shall be kept on leashes or carried.
6. All dogs and cats must be confined to the unit at night.
7. Care should be taken to keep animals from soiling interior common areas.
8. Owners and occupants shall have the responsibility of removing and disposing of the droppings of their or their guests' dogs anywhere on condominium property.
9. No unit owner or occupant may continue to keep a noisy or vicious dog after receiving written notice from the Association Board of Directors.
10. No enclosures or runs shall be installed or maintained on condominium property.
11. Pet food, kitty litter, etc., may not be stored in common areas. See also D.10 below.

C. Trash and Trash Collection (The Association has a contract with a trash collector, and the cost is included as part of the regular monthly condominium fee.)

1. Trash is not to be placed at the curb before 5:00 p.m. on the night before the scheduled pickup. Owners should be sure to follow the annual schedule of holiday pickup days that is issued by the Management Office.
2. Trash must be placed in trash containers or in securely closed trash bags. When trash cans are used, trash should still be enclosed in secure plastic bags to avoid odors or trash being strewn about if the can is knocked over. See also D.1 below.
3. If trash bags are placed on the ground, garbage and other items that may attract animals should be double wrapped. By spraying or pouring bleach, ammonia, or vinegar in trash bags, animals may be kept from chewing into the bags.
4. Care should be taken that larger light-weight items will not blow into the street, driveways or elsewhere on the property. Bulky cardboard boxes may be broken down flat and securely tied. See also D.1 below.
5. After the trash is collected, owners should promptly clean up any mess that may have occurred because an animal chewed into a bag causing items to be strewn about before the trash was collected. See also D.1 below.
6. Cans must be taken indoors on the same day as the pickup. Cans left anywhere outside thereafter may be removed by the Association. See also D.10 below.

7. Trash haulers will not pick up yard waste. Owners are responsible for disposal of yard waste they have created and of their Christmas trees. See also E.12 below.

D. Inside and Outside Activities

1. Litter, trash, garbage or debris shall not be allowed to emanate from unit premises, garages, or trash containers and bags, and if this does occur, the unit owner shall have the responsibility of immediately collecting such litter, trash, garbage or debris and disposing of it properly. See also C.2, C.3, C.4, C.5 above.
2. Unpleasant odors or noxious fumes may not emanate from units or garages.
3. Smoking is forbidden in interior common areas and also on front porches of multi-unit buildings. Outdoor smoking may be in places that will not allow smoke to enter units through open windows. Cigarette butts may not be thrown on porches, sidewalks, lawns, driveways, parking lots, or streets or thrown off of balconies.
4. Bread or other food items for birds should not be thrown outdoors as it attracts rats and other pests.
5. Newspapers and circulars should be picked up on the day of delivery so that there is no accumulation of items on lawns, driveways, porches or in mailbox areas. The Association may remove items that are not picked up by unit owners.
6. Unit owners are responsible for cleaning up food and beverage containers, wrappers and other debris dropped by them, other occupants in their units, their guests, or service personnel engaged by the owner.
7. Owners shall not permit noises, music or sounds to come from a unit so as to be heard outside of the unit. Such noises and sounds are also not allowed to come from the garages. In the event an owner or occupant permits noises, music or sounds in such volume from the unit premises or garages so as to disturb the occupants of neighboring units, the noises, music or sounds shall be terminated promptly upon complaint or request of the neighbors. See also F.1 below.
8. Care should be taken to avoid slamming entrance doors, security doors, unit doors and interior garage doors and to avoid loud activities or conversations in stairwells and common hallways.
9. Electronic or electrical equipment that interferes with the normal use of any neighbor's television or radio is not allowed. See also E.1 below.
10. Nothing may be stored in the landings and common hallways, including the garage hallways and mailbox areas. Storage containers and trash receptacles of any kind plus items such as tires are not permitted on the balconies, decks, patios, front porches, or anywhere else outside. See also B.11 and C.6 above.
11. Picnicking in the common elements is not permitted without the prior consent of the Association Board of Directors.
12. With care, barbecue pits may be used on balconies, decks and patios but should be either gas or electric in order to avoid fires.

E. Changes to Buildings and Grounds

1. No radio or television equipment shall be installed outside without obtaining the prior written consent of the Association Board of Directors. If consent is obtained, such equipment shall be removed promptly when no longer in use or if such installation interferes with normal use of a neighbor's television or radio. See also D.9 above.

2. Satellite dishes may not be installed on the roof or in the front of any building. They can be installed on rear balconies or decks. Placement of satellite dishes in any other place must receive approval from the Association Board of Directors.
3. No signs of any kind may be placed in unit windows, on the exteriors of buildings, in front lawns, or in interior and exterior common areas. See H.3 below for information about realtors' signs.
4. Window shades, blinds, interior shutters, draperies and liners that are visible from anywhere outside of the buildings are to be white or off-white and are to be consistent with normal standards of propriety and decency, thus excluding bed sheets, paper, tin foil, etc.
5. Exterior clotheslines and poles are prohibited. Laundry, clothing or bedding may not be hung outside of the unit, through an open window, or on a railing or fence.
6. Nothing that blocks the entrance to a building's front door or to a building's interior security door is allowed.
7. Any change to the exteriors of units, such as windows, unit and garage doors, patios, decks and balconies, must be approved by the Board of Directors. Changes to the common grounds, such as placing outdoor furniture on the fronts of buildings, must also be approved by the Board. A description of proposed changes should be sent to the Property Manager for review by the Board. When possible, photos or drawings of the proposed changes should be included with the request. You will be advised of the Board's decision regarding your request.
8. Flowers and plants are allowed on front porch floors but can be planted only in pots or boxes and should not block access to the front door. All containers must prevent water from leaking out. Due to the porch height, hanging pots are prohibited.
9. Hanging plants are allowed on the balconies. In the event water or other damage is incurred to any resident's property that was directly caused by the hanging plant(s), the monetary amount of damage repair will be charged to the owner of the hanging plant(s).
10. Flowers can be placed in pots and boxes on balcony floors. All containers must prevent water leakage. The unit owner is responsible for repair work caused by water damage.
11. Flowers can be planted around rear patio slabs or next to the building adjacent to the patio slabs, but there is to be no planting of vegetables or fruits.
12. In all instances, the owner is responsible for all flower maintenance. All areas must be kept manicured to the satisfaction of the Board. See also C.7 above.
13. Exterior seasonal decorations of good taste are permitted on main entrance doors. Decorations on multi-unit buildings must have the approval of all owners residing therein. Seasonal decorations, such as Christmas trees or inflated figures are not allowed anywhere in the fronts of buildings. Exterior Christmas lighting is limited to balconies, decks, or to bushes and trees adjacent to doorways. In the interest of uniformity, Christmas decorations on the garage carriage lights should be limited to red bows.
14. Decorations other than Christmas decorations may be placed one week before a celebration and must be removed within one week following the celebration.
15. Christmas decorations should not be in place before the first Sunday after Thanksgiving and must be removed by January 15th.

F. Children

1. Unit owners shall have the responsibility of controlling the activities and conduct of children occupying or visiting the owner's unit so that such activities and conduct shall not constitute an annoyance to the neighbors. See also D.7 above.
2. For safety reasons, adults should monitor children who are playing anywhere outdoors, especially on front lawns, on sidewalks and driveways, and in the street and parking areas.

G. Garage, Yard, and Estate Sales

1. Garage sales and yard sales are not allowed.
2. Estate sales of any kind are prohibited.

H. Sale of Units

1. Unit owners must advise the Association's Management Office in writing of their intent to sell a unit. Owners will receive a letter of instruction regarding sales.
2. Unit owners are responsible for providing copies of the Declaration of Condominium, Association Bylaws, and the most recent Rules and Regulations to buyers.
3. Unit owners are responsible for informing real estate agents of the following regulations in a timely manner. See also E.3 above.
 - a. For Sale signs are not allowed at any time.
 - b. One Open House sign not to exceed 9" x 24" may be placed at the entrance to the condominium grounds at Baptist Church Road and one in the front yard of the building in which the unit is for sale.
 - c. No more than one Open House sign is allowed at Baptist Church Road at any time.
 - d. Open houses may be held only on Saturdays and Sundays between the hours of 1:00 pm and 4:00 pm. Open House signs may be placed only during those hours.
 - e. Inside security doors should remain closed and locked during Open House hours. A sign is permitted in the foyer indicating the unit to be buzzed for admittance.
 - f. Lock boxes are allowed but may not be placed on building entrance doors or on inside security doors.

I. Rental of Units

No rentals are allowed.

J. Visitors at Board Meetings

1. A unit owner who wishes to attend a Board meeting should inform the Management Office at least one week in advance of the meeting and should indicate the concern(s) that he/she wishes to discuss.
2. Unless approved in advance by the Board, non-owners are not allowed to attend Board meetings.