

WILMINGTON COURT HOMEOWNERS ASSOCIATION

REVISED RULES AND REGULATIONS

(Revised 8/23)

In accordance with the Ordinances of the City of Bloomington, the Bylaws of Wilmington Court Homeowners Association (WCHOA), and the directives of the WCHOA Board of Directors, the following items are listed for the compliance by owners and tenants alike at Wilmington Court.

RESIDENTIAL PURPOSE

All Condominium Units shall be used exclusively for residential purposes.

COMMON AREAS

(*Common Areas* – i.e., the Condominium Unit, the Building, yards, sidewalks, parking areas, exterior lighting, public utility lines, all streets, floors, roofs and any other facilities and appurtenances located outside the Condominium Unit except those areas defined as *Limited Common Areas*.) **It is the responsibility of the Owner or Tenant to keep the Common Areas (including the area on and under the stairways) free and clear of rubbish, debris and other unsightly materials.** Nothing shall be dropped and discarded in the parking lots, grass or entryways to any Unit (**this includes cigarette butts**, food wrappers and receipts). Common Areas shall be used for the purpose for which they are intended and shall be used subject to the rules and regulations adopted by the Board of Directors. **Children must have adult supervision when playing in the common areas, also in and around the parking lot.**

LIMITED COMMON AREAS

(*Limited Common Areas* – i.e., halls, lobbies, entrances of each Building; balconies, patios, porches and surrounding area of the entrance and exit to each Unit; exterior sides and doors, windows and frames of each Unit; and any other designated area as Limited Common Area.)

OUTSIDE ACTIVITIES

Nothing shall be done or kept in the condominium unit, or in the Common Areas or Limited Common Areas, which will cause an increase in the rate of insurance on any Building or contents. **NO GRILLS ARE PERMITTED IN WILMINGTON COURT.** In order to comply with appropriate State and Local fire regulations, all grills are prohibited at Wilmington Court.

All Common Area Maintenance is to be directed by the Management Company. Owners are to contact the Management Company if they deem additional maintenance is required.

With the exception of the parking areas, smoking in common areas and limited common areas is NOT allowed in Wilmington Court. This is in accordance with Indiana State Law. **Please do not discard cigarette butts on the sidewalk, on the grass, flower beds, fronts of buildings and parking lots.**

NOISE

No nuisance shall be permitted (including high volume levels from television and/or any other electronic devices). Please remember that you are living in close quarters and that there are others close by. Your help in keeping the Common Areas and Limited Common Areas quiet and neat will make for more enjoyable surroundings for everyone (See attached "Quiet Nights" Flyer).

EXTERIOR APPEARANCE

Nothing shall be hung or displayed on the outside of the windows, or placed on the outside walls of any Building, without prior consent of the Board of Directors. No clothes, sheets, blankets, rugs, laundry, or other items shall be hung or exposed so as to be made visible from any part of the Common Area.

Window Coverings in each Condominium Unit are to be of a uniform color (either beige or white backing) so as to enhance the overall aesthetic quality of the property. Front and back windows that are replaced are to be the same as the windows currently installed with brown trim frame. Window replacement needs to be approved by the Board of Directors.

TRASH

All garbage, trash, refuse and other debris shall be placed in sealed disposable plastic bags, and placed in the dumpsters provided. All boxes are to be broken down and placed in the dumpsters. **Nothing shall be placed outside of the dumpsters (not limited to but including all types of furniture and boxes).**

PETS

No animals except pet dogs, cats or customary household pets may be kept in any Condominium Unit, provided that such pet is not kept for any commercial purposes and does not create a nuisance. The pet owner shall be liable for any injury or damage to persons or property caused by the pet. Any pet, which in judgment of the Board of Directors, is causing or creating a nuisance or unreasonable disturbance or noise, shall be permanently removed from the Property within ten (10) days after written notice from the Board. All pet waste shall be removed from the Common Areas or Limited Common Areas by the pet owner and shall be placed in a sealed bag and placed in the dumpster. **If individual owners so desire, they may prohibit any animal from being kept in their Unit.** Seed bird feeders are prohibited in Wilmington Court in order to keep vermin away.

PARKING

Vehicles parked in other than designated parking spaces will be removed at the owner's expense without prior notification. **Parking spaces, which are immediately adjacent to the buildings, are limited to ONE space per Condominium Unit.** Additional vehicles owned or operated by the occupants of a Condominium Unit (and visitors' vehicles) are to be parked in the designated spaces, which are NOT adjacent to the buildings. **Also, any vehicles with expired plates, flat tires, or otherwise inoperable will be towed at owner's expense without prior notification.**

FLAGS

U.S. flags only, no larger than 2x3 may be flown with the following parameters: Flag holder (bracket) should be pre-approved by the Board of Directors. It must be installed on the rail of the upper unit closest to the unit or under the stairwell for lower units, not to extend out into the walkway path. Must

not be attached to the building. If a flag does not meet the above parameters, the owner will be fined \$100.00 in accordance with the Rules and Regulations and must be taken down until properly installed. Owner will be liable for damages to the building.

SATELLITE DISHES

Satellite dishes must be approved by the Management Company prior to installation. Please note that no penetrations may be made to the roof or side of the buildings. Those tenants who have been given approval to install satellite dishes at their residences have been directed to place them on a pole that is in close proximity to their residence in back of the building. Not blocking any other residence view.

NOTICE

Any violation of the rules and regulations may have a fine of \$100.00 imposed by the Management Company on the direction of the Board of Directors. Fines will be imposed upon the second notice of violation. Fines not remitted within 30 days will incur a late fee of \$10.00 per occurrence. Fines and late fees not remitted within 60 days will result in a lien against said property. Owner of the property will be assessed all legal and administrative costs if lien is filed. Owners will be fined, not tenants. It is the owner's responsibility to make sure tenants abide by the Wilmington Court Rules and Regulations.

Board of Directors

Wilmington Court Homeowners Association

Revised August 23, 2023

(Revised by BOD 11/03, 5/08, 11/11, 5/15)

Attachment