

Galena Lofts Condominiums

Rules and Regulations | 2022

The intent of these rules and regulations is to promote the safe and enjoyable use of the Land for Owners¹ and other occupants. Owners and other occupants shall comply with all Governing Documents², and endeavor to observe and promote the residential purposes for which the community was established.

Each Owner is responsible for the actions/inactions of all occupants, guests, tenants, invitees, and animals of their respective Unit. It is the Owner's responsibility to keep all occupants, guests, tenants, and invitees informed and compliant with the Governing Documents. If the Occupant of a Unit violates the Governing Documents, the Owner is responsible for such violations and any damages resulting from such violations. The following rules and regulations apply equally to any of Owner's guests, tenants, or invitees.

Common Area Use

1. General Common Elements, including but not limited to sidewalks, entrances, halls, stairways, and other passageways shall not be obstructed or used for any purpose other than ingress/egress.
 - a. No chairs, hammocks or similar items shall be suspended from or over any common area.
 - b. Halls, stairways and other common areas shall not be used as a play area.
2. Except as detailed below, the outdoor public walkways and balconies must be kept clear of furniture, storage units, exercise machines, sports equipment and other household articles.
 - a. Sports equipment for the current season may be neatly stored outside a Unit while in active use by an occupant only while permitting unhindered access to all Units.
3. No lighted or fueled fire pits or barbecues are permitted anywhere on the Land.
4. No real estate or other signs are permitted outside of any Unit.
5. No construction or repair work of any kind shall be done without the Association's advanced, written approval. For more information on this topic please consult the Association's Construction Rules and Regulations.
6. No one shall install any type of wiring or device that protrudes outside the Unit without the Association advanced, written approval. Nothing should be installed on the exterior of a Unit or Improvement, including any part of the balcony, or that protrudes through the walls or the roof of the condominium Improvement except as may be expressly authorized, in writing, by the Association.
7. Any damage to the Project caused by an Owner shall be repaired at the expense of the Owner.
8. Owners shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and, in using or permitting to be used or played musical instruments, audio equipment, televisions and any other devices, disturb or tend to disturb other Owners, tenants, guests, invitees or occupants or other Units. And, the same shall not be played or permitted between the hours of 10:00 PM and the following 8:00 AM, if the same shall cause such a disturbance.
 - a. In addition, given the Improvement's unique metal frame and doors, care must be taken by all persons in closing doors and windows to avoid disturbances to neighboring Units.
9. Activities that create a nuisance, particularly if they subject other Units to a health or safety risk or affect quality of life, are expressly prohibited.

¹ Unless otherwise defined, capitalized terms have the meaning ascribed to them in the Governing Documents.

² Governing Documents include, but may not be limited to, the declarations and its supplements, bylaws, policies, procedures, rules, and regulations.

Unit and Limited Common Area Use

1. Balconies and other Limited Common Elements shall be used only for the purpose intended, and shall not be used for hanging garments, or for cleaning rugs, household articles, or other personal items.
 - a. Patio furniture and other items placed outside of a Unit are subject to architectural review and approval by the Association. [For approval, please contact Management.](#)
2. Because items outside a Unit are subject to deterioration and other wear and tear, the Association reserves the right to revoke its approval of any items outside a Unit at any time.
3. Any item outside a Unit that is not approved by the Association is subject to the Enforcement Policy's immediate action clause.
4. There is no smoking outside a Unit at any time.
 - a. Cross contamination into Common Areas and Units, such as cannabis smoke, is not permitted.
5. To permit the access allowed by Article 10 of the Declaration, the Managing Agent shall retain a passkey to each Unit. No Owner shall alter any lock or install a new lock or any door leading into the Unit without prior written consent, and, if such consent is given, the Owner shall provide a key to the Managing Agent.

Pets and Service Animals

1. Owners are allowed to have up to two pets on premises.
2. All occupants shall not permit their animals to defecate or urinate on any Common Area, and are responsible for picking-up after all animal(s).
3. Non-Owners, including an Owner's guests, tenants, or invitees, are not allowed to have pets in their Unit.
4. All animals must be under the handler's control at all times.
5. Service Animals are only allowed as required by law.

However, before an Owner allows a guest, invitee, or tenant to bring a service animal on the Land, the Owner must obtain from such person, and provide to the Association, answers to the following questions in writing and signed by the owner of the animal: (1) is the pet a service animal required because of a disability; and (2) what work or task has the pet been trained to perform?

If an animal is an Emotional Service Animal, before an Owner allows a guest, invitee, or tenant to bring the animal on the Land, the Owner must apply with the Association by contacting Management, and the animal must be approved. Emotional Service Animals are not allowed until approved.

6. An Owner's guests, tenants, and invitees may not leave Service animals of any kind unattended anywhere on the Land, including a Unit.

Trash

To reduce Association costs, owners are strongly encouraged to help in the proper use, security, and maintenance of the trash areas. **The trash areas are not "swap" areas.** Items should not be left for give away in the trash areas. No tires or non-trash items can be left at any time in the dumpster areas. No bulk materials, scrap, refuse, hazardous items, combustible items or trash shall be kept, stored or allowed to accumulate on a Unit or anywhere on the Land.