

The Row at 31st Homeowners Association -
Updated Rules & Regulations
Effective January 1, 2023

Common Areas

- No furniture, construction materials, tools, equipment or other personal articles shall be placed within the Common Area or Limited Common Area, with the following exceptions:
 - Welcome mats or decorative mats are allowed in front of Unit entry doors. No area rugs or carpets are allowed in the Common Area.
 - Entry doors of a Unit may only be decorated with decorative or seasonal type wreaths or door hangings.
 - Personal vehicles (automobiles, motorcycles, scooters and bicycles) entirely within the boundary of an owners assigned parking space.
 - Outdoor patio furniture, decorations, lighting and plants are allowed on a Unit's balcony.
 - If any of the Welcome Mats or Door Decorations are found to be objectionable, in the sole discretion of the Board, the Owner shall remove them immediately.

Short Term Rental

- No Unit may be used for any form of Short-Term Rental. Short-Term is defined as being less than Twelve (12) consecutive months.
- Any Unit Owner in violation of this rule will be fined as follows:
 - One Thousand Dollars (\$1,000.00) for first offense
 - Five Thousand Dollars (\$5,000.00) for each and every subsequent offense

Leases

- The Board must grant approval prior to any Unit being Leased. A Unit Owner interested in Leasing their Unit must submit a written request to the Property Manager. Said request must include a sample copy of the proposed Lease. Said Lease must include the following:
 - Term – Minimum of Twelve (12) Months
 - Tenant's Acknowledgement that they will be living within a Condominium governed by a Master Deed.
 - A prohibition against Tenant sub-leasing the Unit.
- The Board may approve or disapprove the request in its sole discretion.
- Fifteen (15) days prior to Lease commencement, Owner shall provide our Property Manager with a fully executed copy of the Lease and the Tenant's name and contact information (e-mail and telephone).
- When the Tenant vacates the Unit, the Unit Owner must reapply for Board approval for any and all subsequent Leases.

Late Fees

- Monthly Assessments are due on or before the first day on every month. Effective January 1, 2023, any Unit Owner that has not paid their assessment by the 15th day of said month shall be assessed a Late Fee of Fifty Dollars (\$50.00). Said late fee shall be charged each and every subsequent month that said Assessment remains delinquent.

Electric Vehicles

- Electric Vehicles, including "Plug in Hybrids", may not be charged utilizing any Common Area or Limited Common Area electrical circuits or outlets. If a Unit Owner desires to install a charging station, they must present a Plan to Board:
 - detailing the proposed location of the charging station
 - detailing the necessary upgrades to the Owner's electrical service
 - detailing how the Owner will connect the charging station to their electrical panel service
 - providing any other information requested by the Board
- The Board will review the Plan, utilizing third party experts if necessary, and either approve or disapprove said Plan. Any expense incurred by the Board in assessing the Plan shall be immediately reimbursed by the Unit Owner, whether the Plan is approved or disapproved.