

Resolutions and Policies Gardens at Perry Hall


Order: H56DJNY4Q
Address: 9615 Haven Farm Rd Unit H
Order Date: 11-24-2020
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Article X Section 4, E of the Declaration of By-Laws of the Garden Condominium at Perry Hall Farms, Inc.

No livestock, poultry, birds, insects, or other animals of any kind, regardless of number, temporarily or permanently, shall be raised, bred or maintained upon the Common Elements or within any Unit, except that up to two (2) household domestic pets, including dogs, cats, birds, fish or similar household domesticated animals may be kept within a Unit, provided they are not raised, bred or maintained for commercial purposes, and provided further, that the Unit Owner insures that all applicable State and County animal control laws and ordinances are followed and provided further that no such animal(s) shall become an annoyance or a nuisance or cause disturbance to the neighborhood or other Unit Owners or constitute a threat to the health or safety of the other Unit Owners. The Board may adopt additional Rules with respect to household pets as may be necessary from time to time.

New Rule;

In addition to the rules set forth in Article X Section 4, E of the Declaration of By-Laws of the Garden Condominium at Perry Hall Farms, Inc. the following new rule shall be effective on October 1, 2002.

 No household pets, including dogs, cats, birds, fish or similar household domestic pets, exceeding twenty (20) inches in height and/or exceeding thirty (30) pounds in weight, may be kept within a Unit. This rule does not apply to household domestic pets currently residing within a Unit before the effective date of this new rule. Failure to comply with this rule or any of the rules set forth in Article X, Section 4,E will result in a fine of Five (5) dollars per day, once the violation is brought to the attention of the Board.



Gardens Condominium at Perry Hall Farms, Inc.

Parking Rule

This rule was voted on and approved at the November 4, 2019 meeting of the Board of Directors.

Rule authorization: The following rule is adopted under the provisions of Article XII of the Gardens Condominium Bylaws and Section 11-111 of the Maryland Condominium Act dated October 2018.

Purpose of rule: To easily identify owner vehicles registered with the Board as well as identifying vehicles that may be misusing our parking spaces.

Parking Rule: All vehicles that are regularly parked in designated (by assigned numbers) spaces and/or in overflow lots MUST be registered with the Board using an ECI (Emergency Contact Information). Forms for this purpose are part of the Welcome Packet and can always be obtained from Building Captains or Board Members. Once registered, a parking sticker will be provided which must be displayed and easily visible. If a new vehicle is purchased, the new vehicle must be registered, and a new sticker will be provided. Regular use of parking spaces (numbered or overflow) by a vehicle without a parking sticker may result in towing at the owners' expense after reasonable attempts of identification and notification are made (i.e. contacting building captain of the building nearest the parking violation, checking to see if the vehicle in question is registered on an ECIF, making inquiries of residents, notice under the front windshield wiper, etc.). If reasonable attempts fail to identify the vehicle owner within 48 hours, contact with Thornhill (property management company) will be made to initiate a request for towing the vehicle.

Action timeline: This rule was presented at the September 12, 2019 meeting of the Board of Directors, distributed to all unit owners, and discussed and voted on at the November 4, 2019 meeting of the Board of Directors.

REMINDER

As an owner of a unit within The Garden Condominiums at Perry Hall Farms we are all bound by the Declarations and Bylaws of the Condominium Article XV, Section 4 of the amended Declaration provides:

“No Unit may be leased or rented at any time or for any period of time.”

Any unit owner in violation of these amended Declarations and Bylaws will be prosecuted to the fullest extent of the law.

Board of Directors

BUILDING EMERGENCY CONTACT INFORMATION

FIRE ALARM

- Get out of the building
- Call 911

Water Damage

- Call Building Captain: _____
- If unavailable, call Co-Captain: _____
- If unavailable, call Board Member (keep listings handy)
- If none of the above are available:
The key to the valve room allowing access for turning off the main water is in the fire extinguisher box in the common area. Make yourself familiar with it.

Natural Gas and Carbon Monoxide

For clarification:

Natural Gas has a strong offensive odor often described as rotten eggs. A carbon monoxide detector **WILL NOT** detect natural gas leak. If you detect or suspect a possible natural gas leak, call BGE immediately at 410-685-0123.

Carbon monoxide is odorless. The most common sources of carbon monoxide are from heating and cooking appliances. It could be a by-product of a natural gas fired appliance such as a fire place or furnace. The carbon monoxide detector **WILL** detect such a leak and sound an alarm if it is present. It can be deadly. Open your windows and outside door, inform neighbors, leave the area and call 911.

Fire Drill Evacuation

When alarm sounds, exit your unit immediately. Use the STAIRWAY to lobby of your building. Bring your pets with you. As stated by fire marshals: under no circumstances are elevators to be used when exiting in emergencies. If they fail the occupants are trapped.

Help handicapped/needy neighbors to navigate stairs. If it is not possible, they should exit to their balcony, closing the balcony door behind them and wait for first responders to rescue them. This situation should be pointed out to first responders immediately by neighbors.

As all residents are gathered in the lobby or outside area, the building captain will make sure everyone is accounted for (including any neighbors on balconies) and all should travel to the island opposite the front of the building.

**DRAWING OF WHERE PEOPLE SHOULD BE/REPORT
RELEVANT TO YOUR BUILDING
SHOULD BE ADDED IN THIS SPACE**

EXHIBIT A

THE GARDEN CONDOMINIUM AT PERRY HALL FARMS, INC.

HOUSE RULES

1. All common sidewalks, entrances, passages, courts and open spaces of the Condominium shall not be obstructed or used for any purpose other than ingress to and egress from Units in the Building.
2. Each Owner shall keep his Unit and any other space to which he has sole access in a good state of preservation and cleanliness, and shall not sweep, throw or permit any dirt or other substance to be swept or thrown therefrom or from the doors or windows thereof.
3. No apparatus, projections, appurtenances or the like (other than those originally installed by the developer) shall be attached to the Common Elements or the exterior of the Building without the prior written architectural approval as provided in the By-Laws.
4. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the local Board of Fire Underwriters and the public authorities having jurisdiction, and each Unit Owner shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Owner's Unit. All utility services furnished to or used in the Unit shall be for residential purposes only.
5. Toilets and other water apparatus in any Unit shall not be used for any purposes other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other articles be thrown into same. Any damage to the Common Elements resulting from misuse of any toilets or other apparatus in a Unit shall be repaired and paid for by the Unit Owner or other occupant of such Unit.
6. No Unit Owner or other occupant shall send any employee or contractor of the Condominium inside or outside of any Unit, any Building or the Condominium on any private business.
7. The agents of the Condominium, and any contractor or workman authorized by the Condominium, may enter any Unit or Building (after reasonable notice to the Owner thereof) at any reasonable hour of the day for the purpose of inspecting such Unit or Building for the presence of any vermin, insects or other pests and for the purpose of taking such measures as

may be necessary to control or exterminate any such vermin, insects or other pests.

8. No vehicle belonging to an Owner or other occupant shall be parked in such manner as to impede or prevent access to any entrance or exit by another vehicle. Automobiles shall only be washed in areas designated by the Board of Directors.

9. Clothes and other articles shall not be dried or aired on or from any patio, balcony, railing or from other portion of the exterior Common Elements of the Building.

10. All Owners and other occupants shall observe Baltimore County trash and recycling procedures. No bulk items, such as mattresses, old furniture and equipment shall be placed out for the trash pick up. No material of an explosive nature (hazardous waste) shall be placed out for trash pick up. Unit Owners or occupants shall be responsible for the disposal of bulk items and hazardous waste.

11. No Owner or other occupant shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use. Charcoal grills or other fuel burning apparatus are not to be used on decks or porches except as permitted by applicable local law or ordinance.

These Rules are in addition to, and not in lieu of, the restrictions set forth in the Declaration and the By-Laws and these Rules may be amended from time to time in accordance with the By-Laws and the Maryland Condominium Act.

The Gardens at Perry Hall Farms

Placement of Items in the Common Areas

Rules to Place Item(s) In Common Areas

If an individual or group of individuals in a building want to place any type of item in the common area, you must get agreement from your neighbors. Placing items in the common areas is up each individual building.

For all floors except the 1st, a home owner who wants to place a picture, table, chair, flower, mirror, wall hangings of any kind, etc., they must get the approval of their neighbors on their respective floor. 75% is considered consensus (4 homeowners on each floor; 3 out of 4 homeowners must agree).

For the 1st floor, since this is frequented by all homeowners, 75% of the building must agree to the placement of a picture, table, chair, flower, mirror, wall hangings of any kind, etc. In such a case where there is a tie, the Building Captain will be the deciding vote. If consensus cannot be reached, the homeowner can contact the Architectural Committee.

- Revised January, 2019

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TRASH BINS

1. All trash is to be placed in a can on which the lid can be replaced securely.
2. If all cans are filled, please hold your trash in your unit until after the cans have been emptied on trash collection day (currently, Tuesdays) or check another nearby bin where space may be available.
3. **NEVER** place trash/refuse on top of or next to a can. (See #2)
4. **NEVER** place trash/refuse in a can that is already full, resulting in a situation where the lid cannot be secured. (See #2)
5. Trash on top of, next to, and/or in an unsecured can invites raccoons and other varmints to invade our community. There should be no excuses for this to happen (see #2) and if a problem should arise, notify your building captain or Board member so it can be remedied immediately.
6. Improper disposal of trash (failure to simply place your trash bags in a trash can and secure the lid is a finable offence beginning at \$100.00).

On the part of your Board and other caring neighbors who volunteer their time, the bins and cans are periodically power washed, repaired, replaced, and otherwise taken care of.

We make every effort to maintain the cleanliness of our community and simple maintenance by all residents in each building, between those thorough cleanings, is expected. Again, if you see something is in need of attention, please let your building captain or a Board member know.

Fining Schedule and Definitions

1. Limited Common Areas:
 - A. Front and rear patios and balconies
 - B. Elevators, for use of building occupants

2. Common Areas:
 - A. All areas and facilities not part of a unit
 1. Parking areas
 2. Lawn areas
 3. Trees and shrubbery
 4. Sidewalks

3. Unauthorized Storm Doors and Lighting
 - A. All storm doors must be approved by the Architectural Committee
 - B. All outdoor light fixtures must be approved by the Architectural Committee

4. Window Treatments – any/all *must* be *white* to the outside
 - A. Draperies
 - B. Curtains
 - C. Blinds
 - D. Shades

5. Hardwood Flooring
 - A. 70% of floor area must be covered with carpet – *not multiple throw rugs that do not absorb sound*
 - B. Be courteous of your neighbor below; please take off shoes/wear soft soles/slippers

**Any resident found in violation will receive fining notice.
If there is a second occurrence, a fine will be imposed.**

<u>Violation</u>	<u>Declaration/By-Law</u>	<u>Fine (Per Violation)</u>
1. Failure to keep unit in a clean, sanitary & safe conditions and patios & balconies clean and orderly. No littering on property, including any tobacco products.	Section I, Article XII (Declaration)	\$500.00
2. Disturbing unit owners with loud and unusual noises (i.e.: loud music or loud car mufflers, dogs barking).	Section I, Article XII (Declaration)	\$100.00
3. Frozen water pipes due to failure to maintain 65 degrees room temperature. Any resident found turning outside water on after shutdown for winter.	Section 4, Article VII (By-Laws)	\$200.00
4. Using unauthorized colors on exterior wall or interior doors to units.	Section 4, Article XI (By-Laws)	\$10.00/Day
5. Posting signs of any kind, including realtor and/or 'for sale', on common area(s)	Section 5, Article X	\$200.00
6. Storage of any personal items in common area equipment storage closets.	Section 5 Article X (By-Laws)	\$100.00
7. Unauthorized antenna for TV, radio or dish reception on building or railings. No unauthorized lights or articles attached to buildings.	Section 5, Article X (By-Laws)	\$100.00
8. Installing an unauthorized storm door or window treatments. Must show white to the outside.	Section 4, Article XII (By-Laws)	\$100.00
9. Storing of hazardous or flammable/combustible materials which can be a danger to residents.	Section 4, Article XI (By-Laws)	\$500.00
10. No outside cooking of any kind. No charcoal, gas, propane, electric, etc.	Section 5, Articles X (By-Laws)	\$200.00

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<u>Violation</u>	<u>Declaration/By-Law</u>	<u>Fine (Per Violation)</u>
11. Parking commercial vehicles, trailers, RV Campers, trucks over ¾ ton or work trucks with equipment or debris are not permitted.	Section 5, Article X (By-Laws)	\$100.00
12. No major vehicle maintenance (engine/transmission overhaul)	Section 5, Article X (By-Laws)	\$100.00
13. No parking on islands or curbs. No storing of vehicles.	Section 4, Article X (By-Laws)	\$100.00
14. All pets must be on a leash; dogs may not be more than 20" high or 30 lbs. when fully grown.	Section 4, Article X (By-Laws)	\$100.00
15. Failure to immediately clean up and immediately dispose of dog waste when walking dog.	Section 4, Article X (By-Laws)	\$100.00
16. Tethering dogs in common or limited common areas also. Pets disturbing other unit owners (i.e.: barking).	Section 4, Article X (By-Laws)	\$100.00
17. <u>All</u> boxes, including pizza boxes, must be broken down. Shredding to be put into plastic bags. No bedding, furniture, appliances, or bulk items to be placed in trash bins.	Section 5, Article X (By-Laws)	\$100.00
18. Failure to place trash into receptacles and not securing lids.	Section 4, Article X (By-Laws)	\$100.00
19. No feeding wild animals or interfering with removal of wild animals		\$1,000.00
20. No feeding birds and no bird feeders		\$500.00
21. No trimming or cutting of shrubs or bushes.		\$200.00
22. Hardwood floors not 70% covered by carpeting.		\$50.00/per day until corrected

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