

## **D.R. LYNN CONDOMINIUMS ASSOCIATION COMMUNITY RULES AND GUIDELINES**

RESIDENTS, PROPERTY MANAGERS AND OWNERS UNDERSTAND AND AGREE THAT THESE  
COMMUNITY GUIDELINES APPLY AS FOLLOWS:

1. **Patios/Breezeways** – Patio furniture may be stored on the patio. All breezeways must be clear of personal property.
2. **Driveways** – Driveways are for vehicles ONLY. Driveways are not to be used for storage of toys, benches, barbeques, firepits or play equipment.
3. **Parking Lot** – Parking lot is not to be used for the storage of personal items such as tires, work equipment or appliances.
4. **Community Areas** – Toys and other play equipment are not to be stored at the community areas. All play equipment is to be picked up after each use.
5. **Blinds** – In order to maintain the visual integrity of the community, it is required that only white window blinds be visible in the windows when viewed from the outside. Broken blinds are unacceptable and will be aggressively addressed.
6. **Exterior** – Personal items may not be attached to the exterior of the building (i.e., cameras, Christmas lights, signage).
7. **Animals** - The following are the necessary rules to be observed by animal owners and apply to all animals including emotional support and/or service animals.
  - a. Animals are always to be leashed and in control of the handler when outside of premises. If the handler is unable because of a disability to use a leash, harness or tether, or a leash would interfere with the service animal's work or tasks the animal must always otherwise be in the handler's control, i.e. voice control, signals or other effective measures. No animal is to be outside the premises without the presence of the animal's owner/handler and are not to be tethered to anything outside the premises.
  - b. Animals are to be taken away from the living areas to eliminate waste as a sanitary precaution to prevent health issues. Resident is responsible for immediate removal of animal waste.
  - c. Patios should be kept clean of all animal droppings. During hot weather, especially, odors from such can be extremely offensive to neighbors. No food is to be left outside.
  - d. Resident's living in upstairs units with a balcony cannot leave the animal on the balcony for extended periods of time.
  - e. The Resident will be asked to remove any animal that regularly bothers residents or becomes a nuisance, whether inside or outside, or constitutes a problem or obstruction to the agents and employees of the Owner from properly performing their functions, duties, and responsibilities.
8. **Quiet Enjoyment** - For the quiet enjoyment of all residents any noise, music or other sounds at any time that disturb or annoy other residents is NOT permitted. Respect the privacy of your neighbors regarding television, radio, stereo and party noise levels. Disorderly conduct annoying or disturbing other residents is NOT permitted. Recommended quiet time is from 10:00 p.m. to 7:00 a.m. based on the city ordinance.