

OMEGA BUILDING
RULES AND REGULATIONS

REFUGE

1. Garbage must be put in plastic bags. All boxes need to be cut up folded and brought to the first floor dumpster. (DO NOT PUT THEM IN THE SHUTE, THEY GET STUCK).
2. Any furniture, appliances, carpet, tile or construction debris must be removed By the contractor or an outside company. Do not put any of the above in the dumpster it is not equipped to handle these items.

VEHICLE

1. Owners have one assigned parking spot and one temporary guest spot per apartment. Parking in front of the building is PROHIBITED.
2. Any vehicle which cannot operate on it's own power shall not remain on the condo property.
3. Any vehicle with a flat tire or without a tag must be removed or repaired promptly, or it will be towed away.
4. No storage of any cars. No boats or trailers.

WALKSWAYS AND WINDOWS

1. The walkways must be clean and free of obstructions at all times.
2. No articles of clothing or rugs should be hung from the balconies or the bushes.
3. No personal belongings are to be kept on the walkways.
4. No bed sheets, bedspreads, rags, or paper are to be used in place of window trimmings.
5. No for sale signs are to be exposed from the windows.
6. No BBQ cooking on the porches or the walkways.

REPAIRS

1. Remodeling and repairs can only be done during the following hours:
Monday thru Friday 8:00AM to 5:00PM and Saturday 10:00AM to 3:00PM only. **NO SUNDAYS. Also, a notice must be posted on the board 24 hours in advance to alert all unit owners of the noise.**
2. The walkways must be covered and protected from debris such as dust from tile or Wood etc. It is the unit owner's responsibility to be sure all construction debris is cleaned and removed. Any damage or painting needed will be billed to the responsible unit owner.
3. All waste must be removed from Omega's property. No carpet, tile, wood, or drywall is to be disposed of in our dumpster. (We do not have enough space for this purpose).
4. No flooring is to be installed without prior approval.
5. All damaged screens need to be repaired or replaced.

6. All worn window tinting needs to be removed.

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NOISE

1. No unit owner will interfere with the quiet and enjoyment of the other unit owners.
2. Stereos televisions can be heard through the wall so they need to be kept at a **REASONABLE VOLUME.** That means it **MUST BE KEPT AT A DECIBILE LEVEL SO AS NOT TO INTERFERE WITH NEIGHBORING UNITS** (the bass can be heard beyond the volume).
3. Do not use carts to move furniture or boxes after 11:00 PM. The rolling of the cart can be heard throughout the building. Return all carts to the 1st floor when finished.
4. All units that have tiled or wood flooring **must** have carpeted walking areas.
5. **PETS PLEASE SEE PAGE THREE FOR DETAILED INFORMATION.**

OMEGA BUILDING #8

The following rules will apply for pets at Omega Building # 8. Before any dog is permitted to move in to Omega Building #8 it is necessary to get approval through the management company.

- 1) One or two cats are permitted.
- 2) No birds that create a nuisance or interfere with the quiet enjoyment of the other residents for example any singing or talking loud enough to be heard outside the interior of your own unit.
- 3) Only one dog will be permitted in your unit.
- 4) No pets or animals more than 20lbs at full maturity are permitted. Said pet must not create a disturbance or a nuisance for ANY other residence.
- 5) No pets are allowed in the recreation grounds.
- 6) Pets are only allowed on Condo grounds WITH A LEASH.
- 7) Owners must walk their pets where it does not interfere with other residents.
- 8) Residents with dogs must clean up after them at all times.
- 9) Pet owners are FINACIALLY RESPONSIBLE for any damage caused by their pets. This includes damage to the recreational area, the grounds, the building, screens, walls, personal injury or personal property. The pet owner shall pay any cost incurred for any of the above damage.

All of these rules will be strictly enforced with levies and or removal of any pet that is causing any disturbance. The Board of Directors considered the needs of all unit owners when permitting pets here and we want all to benefit from this decision.
