

VERONA MANOR RULES & REGULATIONS

1. No service or maintenance of any vehicle shall be performed anywhere on the common areas
2. No unit shall be used for any purpose other than a private residence.
3. No personal property may be stored in or upon the common areas
4. No portion of the condominium shall be used or maintained for dumping of rubbish or trash. Each unit must dispose of trash properly by placing household trash into a plastic bag and placing it into the dumpster.
5. Owners must notify management when they list a unit for sale and submit a Resale Notification Form when a contract of sale is signed.
6. Nothing is permitted to be placed, built, maintained or done outside any unit that will change the appearance of the unit without prior written permission by the Board.
7. Unit owners are responsible for cleaning, maintenance, repair and replacement of all windows of his unit.
8. Nothing is to be kept in any unit or within the condominium that will increase the rates of insurance .
9. All pets must be leashed when outside. No pets, even when on a leash, are to be left unattended in common areas. No outside pens, yards or runs are permitted. Only one (1) pet is permitted in a unit. Pet owners are required to clean up after their pet. Pets must not be a nuisance or annoyance to other residents, whether inside or outside.
10. Only 1 (one) vehicle per unit is permitted to park at Verona Manor. Guests must park on Bloomfield Avenue.

11. No unit owner shall cause or permit any clothes, sheets, blankets or laundry of any kind or other articles to be hung or displayed within a unit, so as to be visible from outside of the unit, or the common elements. No sign of any kind shall be placed on any window or door of a unit that is visible from the outside of the unit without written approval of the Board of Directors. No signs or advertisements are permitted on limited common area or common area. Holiday decorations must be removed within 2 weeks after a holiday.
12. No noxious, unlawful, unsightly or offensive activity shall be carried on anywhere on the condominium property, including within a unit. Nothing is to be done which may become an unreasonable annoyance or nuisance to others.
13. All units must be heated to the extent necessary to prevent damage from freezing temperatures during the months of October thru April, regardless of whether or not occupied. Any unit owner failing to properly heat his unit will be held liable for the cost of any damages caused due to his neglect.
14. Draperies, blinds, curtains or other window coverings must be installed on all windows and maintained.
20. Owners who rent their units, must submit a copy of the lease, as well as Tenant Registration Form to the management company. Owners are responsible for giving a copy of Verona Manor Rules and Regulations to tenants.
21. Unit owners are responsible for the conduct of their tenant and shall have the obligation to evict a tenant for a violation of the by-laws and rules.
22. Owners must make their own arrangements for removal of bulk garbage, i.e., furniture, appliances, etc. DO NOT put large items into the dumpster. You will be charged for any additional cost to remove.
23. Laundry room lights are to be turned off when you leave. Outer laundry room door must be kept closed to prevent debris from accumulating in hallway.
24. Mattresses, large chairs, couches and cushions cannot be stored in the storage room by order of the Verona Fire Dept.