

BALCONY, PATIO AND TERRACE RULES AND REGULATIONS

1. The only items permitted on the balconies, patios and terraces are chairs, cocktail tables, small electric grills, and potted plants.
2. The furniture should be of a good exterior grade quality in white, beige, brown or black.
3. Inflatable items, beach chairs, towels, bicycles, charcoal or gas grills, surf boards, lights, pet cages or any item other than described in the item one (1) above are prohibited.
4. NO OPEN FLAMES OF ANY KIND permitted on the balconies, patios, and terraces.
5. Residents desiring to have any items in their balcony or terrace other than those described above must present their case to the Association for committee review and subsequent approval by the Board of Directors.
6. Balcony floors must be covered or waterproofed (please see management for details).

Carpeting on balconies is prohibited. Any hard surface flooring being placed on the balconies must be approved in writing by the Board of Directors prior to installation. No balcony floor covering may be installed beyond the inner edge of the balcony railings or extend over the edge of the balcony. Any flooring that is installed with overlapping tiles or cement on the edges is subject to correction or removal at owner's expense.
7. No balconies, patios or terraces shall be extended, enclosed or decorated in any way whatsoever. No decoration is allowed to be affixed to the exterior wall.
8. No objects shall be placed upon the balcony so as to create a risk that the object may fall from the balcony. Under windy conditions, all items must be brought into the unit from the balconies, patios, or terraces. Owners will be fully responsible for any damage or injury caused by items blown off the balconies, patios, or terraces.
9. No rugs, clothing, towels or other objects shall be dusted, shaken or hung from the balconies or cleaned on the balconies or in any exterior portion of the building. No items shall be affixed or otherwise attached to the balcony or any portion of the common areas or limited common elements.
10. Nothing shall be hung or left on a balcony that will detract the outward appearance of the building including, but not limited to laundry, bathing suits, towels, beach mats and mops. No wind chimes are permitted on the balconies, patios, or terraces.
11. Pets shall not be allowed on the balcony or patio unless the owner is present.
12. No unit owner, resident or guest shall create a noise nuisance on the balconies. This includes loud talking, music, etc.
13. The watering of plants on the balconies and the sweeping and moping of the balconies shall be done in a manner, which does not annoy the person(s) residing in other units. The "hosing off" of balconies is prohibited.
14. Waterproof containers must be placed under all plant pots on balconies.
15. Satellite dishes may not be visible from the ground level and cannot be attached to any common

area including the railing of the balconies.

16. Balconies, patios, and terraces must be kept in a clean and aesthetically pleasing condition at all times.

17. **Smoking is not permitted on the balcony.** Smoking is not permitted on the premises with the exception of the interior of your unit (not the balcony) and the designated areas east of the concrete half-wall by the BBQ grill on the recreation deck and north of the parking garage elevators on the ground floor. Please make sure to keep your balcony door closed when you are smoking in your unit or the smell will penetrate other units through windows, vents, and sliding glass doors as well as into the hallways and create a nuisance for your neighbors.