

TOBEY WOODS CONDOMINIUM ASSOCIATION

HOUSE RULES

The following rules are extracted from the by-laws of the Condominium Association, which as amended from time to time, govern the use of units and the behavior of residents. Each of us signed a statement agreeing to abide by these rules when we purchased our units. If in doubt, ask either the Manager or a Board Member.

- 1. Units may be used as single-family residences only. Rental of a unit must be for a minimum of one year and include normal application process.**
- 2. Signs are not permitted.**
- 3. No change of exterior line, color or grade is permitted without written approval of the Board of Managers.**
- 4. All alterations to landscaping (front, back, sides and/or any space adjacent to a unit) must be approved by the Board of Managers.**
- 5. Change in the style, size, or color of unit number, of the style, size, color or location of mailboxes is not permitted.**
- 6. The sidewalks, entrances, and driveways should be clear and used only for entrance and exit. Exceptions will be made for the placement of (1) live potted plants and flowers on the porches and in the common areas near the individual units, (2) a few pieces of matching, outdoor furniture on the porches of individual units, (3) security signs near garages or front doors, and (4) a welcoming wreath at the front entrance of the individual unit, and (5) Christmas decorations between Thanksgiving and January 6th.**
- 7. Automobiles of visitors should be parked in the areas lined for visitors. Exceptions may be made for the elderly, infirm or in inclement weather. In cases of exceptions, unit owners who share driveways should request guest to park on the side of the driveway closest to the unit so as not to block access of the other unit. BE COURTEOUS TO YOUR NEIGHBOR.**
- 8. Automobiles and trucks making deliveries may temporarily park in driveway**
- 9. Park unit owner's boats, trailers, trucks, motorcycles, bicycles and other vehicles in garages.**

- 10. Garage doors should be kept closed unless entering or leaving. Common sense should guide exceptions.**
- 11. Unit owners should not permit objects to fall from windows nor sweep or throw dirt or other substances into common area.**
- 12. No clotheslines, poles or drying areas may be visible from the street. Locations in the back of units must be approved by the Board of Managers, which will consider neighbors' sight lines.**
- 13. Only the American flag in a stanchion mounted on the unit may be flown. Awnings or other objects shall not be attached to the outside of a unit without prior written approval of the Board of Managers.**
- 14. Antennas and satellite dishes may be installed on the outside of a building once the Board of Managers has approved the location.**
- 15. Except on garbage collection day, cans, blue boxes and other articles should not be placed in common areas.**
- 16. Garbage, trash and cuttings shall be placed for collection in areas designated for that purpose. The Town of Pittsford will collect clippings (and the like) in brown recycled paper bags placed outside Tobey Woods on Tobey Road at the very east end of property.**
- 17. Unit owners should keep noise to a minimum and not permit their premises to be used in a manner disturbing to neighbors. No unit owner or guest should play a musical instrument or operate sound equipment between 11:00pm and 8:00am.**
- 18. Unit owners my keep only one household pet, which should be vaccinated and licensed in accordance with current County ordinances.**
- 19. Pets may not run freely in the common area but must be leashed. Owners are responsible for picking up after their pets.**
- 20. A public sale of household or other goods is not permitted within the Condominium.**

**TOBEY WOODS CONDOMINIUM ASSOCIATION
BOARD OF MANAGERS
12/12/2011**