

DAKOTA LOFTS CONDOMINIUM

Summary of Rules and Regulations

Generated by the Board of Directors

Last Updated 15 April 2002

Dakota Lofts Condominium at 380 West 200 South in Salt Lake City is a condominium operating under the direction of the Dakota Lofts Condominium Association. An owners meeting is held each January, at which time a governing Board of Directors is elected. The Board is assigned the responsibility of maintaining the property and assuring compliance with the Association's rules and regulations. The current Board consists of Robert Feldott (#201), Bill Kriegbaum (#403); Jacob Nuttall (#405); and Hank Louis (#508) and Chamonix Wilson (#509).

The property is under the professional management of Cirrus Properties / John Greene (Phone 801-278-1220).

The Board, along with John Greene of Cirrus, meets monthly to conduct association business. Primary issues are maintaining the property, addressing any owner issues, and reviewing financial issues including timely payment of condo fees. Any owner is welcome to direct any concerns to the Board, either through John Greene or any Board member.

The rules governing the property are detailed in the CC&Rs, the Bylaws, and the Rules - which each property owner should have.

FOLLOWING IS A BRIEF SUMMATION OF THE PRIMARY RESIDENTIAL RULES

(See the CC&Rs, Bylaws, and Rules for complete detail)

1. **Single Family Occupancy.** The use of each residential unit (Unit No's. 300/400/500/600) is for single-family occupancy only (or a strictly in-home business with no customer/client visits nor neighbor disturbing activities). Units 101 and 201 thru 205 may be used for residential and/or licensed business, provided that business access is through outside doors to the street level only, with no business parking on the property. Any such business must not be a nuisance to the residents, cannot use the Association's common services or facilities for business support, and must provide for its own garbage disposal services and any other services and facilities required for its operation.
2. **Maintenance.** The association is responsible for the maintenance of all exterior areas of the building and all common areas (hallways, lobby, parking, etc.). Owners/tenants are responsible for the interior of their units (including electrical, heating, cooling, plumbing, etc.).
3. **Nuisance.** No illegal activities may be carried on within the property, nor any activity which is an annoyance, a hazard, or a nuisance – which may interfere with the “quiet enjoyment” of the other owners or occupants. Outside radios, speakers or amplifiers are prohibited.
4. **Signs.** No signs may be painted, erected or maintained on the property, except those specifically authorized, in writing, by the Board.
5. **Parking.** Temporary Parking of 30 minutes duration is authorized in designated loading zone areas. There is no visitor parking. One assigned parking space is authorized for each unit. Only operable vehicles may be parked and no vehicle repairs or maintenance may be performed on the property. No storage of any kind is allowed in a parking space – only the vehicle. *ANY DEVIATION FROM THESE RULES WILL RESULT IN THE VEHICLE BEING TOWED, AT OWNER EXPENSE.*
6. **Security.** Security is the responsibility of each owner and tenant. All secure doors and gates are to be immediately closed after entering/exiting, and are never to be blocked open.

7. **External Fixtures.** Nothing (including antennae, flagpoles, satellite dishes, clotheslines, awnings, balcony enclosures/shades/screens, signs, etc) may be installed on the exterior of the building (including balconies) except with prior written permission of the Board.
8. **Unsightly Items.** Unsightly materials, objects, rubbish or debris shall not be allowed to accumulate within or outside the units. No materials may be stored on a balcony. External laundry drying is prohibited.
9. **Garbage/Trash.** It is the responsibility of all tenants to maintain the property in a neat and clean manner. All garbage placed in the dumpster **must be bagged.**
10. **Window Covers.** Each unit shall have tasteful window covers of curtains, drapes, shades or blinds – windows may not be covered with paint, foil, paper, sheets, etc.
11. **Pets.** No animals, livestock, reptiles, birds, may be kept on the property – except for two (2) cats or one (1) dog. Any authorized animals so kept shall not be a nuisance to residents, shall be on a leash when outside the unit, and all fecal matter must be immediately cleaned up – (\$50 penalty for not cleaning up).
12. **Storage Units.** Each unit is assigned an exclusive storage unit in the basement. These units must be maintained in a neat and orderly manner for the storage of non-hazardous, non-flammable, non-perishable, non-toxic materials. Security of items stored in these units is the responsibility of the unit owner/tenant, with the Association having no liability. Any items left outside the individual storage units will be disposed of without notice.
13. **Balconies.** Balconies are to be maintained in a neat and orderly manner, and are not to be used for storage purposes. Owners are responsible and liable for the actions and safety of anyone using their balcony.
14. **Architectural Control.** No exterior changes whatsoever may be made to the exterior of the unit (including doors and windows) without prior written authorization from the Board. No interior *structural* changes (removing, moving, altering walls or doorways, etc.) may be made without prior written authorization from the Board.
15. **Owner's Liability.** Each owner shall be responsible to the Association for damages made to the Common Areas and Facilities by the owner, their family, guests, invitees, hired agents, or tenants.
16. **Property Lease/Rental/Sale.** The Property Management Service (Cirrus) maintains a list of all current owners and tenants. The Property Management Service must be notified by the unit owner upon leasing a unit and provide the new tenant's name and phone number. A lease/rental cannot be for less than 30 days. The owner shall be responsible to advise the tenant of the Association's rules, and the owner shall be responsible for the tenant's compliance with the rules. New tenants will not be listed on the lobby directory, nor given entry codes, until the unit owner notifies the Property Management Service of the change. Within 14 days of the consummation of the sale of a unit, the seller must notify the Management Service (Cirrus) in writing, advising the name and address of the buyer, the date of transfer.
17. **Disregard of Rules.** An owner may be assessed up to \$50 per day for violation of rules, including violations by an owner's tenant.
18. **Deviations.** Any deviations to any rules defined in the CC&Rs, the Bylaws or the Rules must be formally requested *by the owner*, in advance, in writing, to the Board of Directors.