

# **GALLATIN WOODS CONDOMINIUM HOUSE RULES**

## **Introduction**

Under Article XV of the By-Laws, the Council of Unit Owners, which acts by and through its Board of Directors, may adopt, modify, and revoke reasonable rules and regulations governing conduct in Gallatin Woods that are to be called "House Rules." Such rules are binding upon all members of the Council, who are the Owners of Units in the Condominium along with all visitors to the Condominium. As directed in the By-Laws, these House Rules have been adopted in accordance with the procedures established in Section 11-111 of the Maryland Condominium Act. These House Rules supplement, and in some instances restate, the Covenants, Restrictions, Improvement Foot Prints and Architectural Standards set forth in Exhibit D to the Gallatin Woods Condominium Declaration, as amended in the Third Amendment, which is attached.

## **House Rules**

1. **Common Areas:** The Common Areas of the Condominium include the entire Condominium other than the portion of each Unit that is reserved for the construction of a cabin and the driveways and parking spaces for each Unit. The driveways and parking spaces constitute Limited Common Elements. The Common Elements, including the playground and walking trails, are to be used on a first-come, first-served basis by residents and their guests from dawn until sunset. The Common Areas may not be reserved. No overnight activity in the Common Areas is permitted without prior written approval of the Board of Directors.

2. **Trash:** No lumber, metals, bulk materials, garbage, refuse or trash shall be kept, stored or allowed to accumulate on any Unit or the Common Areas adjacent to

any Unit. No Unit or adjacent Common Area shall be used or maintained as a dumping ground for any material, trash, garbage or other waste. To maintain the neat and orderly appearance of the community and to reduce the nuisance behavior of bears and other animals, the Council maintains a bear-proof common trash disposal receptacle, an area that is available to all Unit Owners and their guests and which shall be used exclusively for the disposal of garbage and other waste. No household garbage or trash shall be stored in the open at or outside of any Unit.

3. **Noises And Nuisances:** No nuisance shall be maintained, allowed, or permitted on any part of the Condominium nor shall any use of any portion of the Condominium be made or permitted in a manner that may be noxious or detrimental to health or which may become an annoyance or nuisance to the neighborhood. No Owner or occupant of a Unit shall make any loud or unusual noises. Musical instruments, audio equipment, and the like shall be used at all times only in such manner as to not unreasonably disturb persons elsewhere in the Condominium. Construction activities are specifically prohibited except between the hours of 7:00 a.m. and 5:00 p.m. Mondays through Saturdays, except with written permission from the Board of Directors so as to limit the nuisance and noise associated with such activities.

4. **Animals:** No domesticated or wild animals shall be kept or maintained at any Unit, except that common household pets, such as dogs and cats, may be kept or maintained, provided that they are not kept, bred, or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Units or the Condominium as a whole. Pets shall be permitted upon the Common Areas of the Condominium when accompanied by a responsible person and secured on a leash.

Cats or dogs or other pets shall not be permitted to run at large on the Common Areas of the Condominium and should, instead, be kept under the Owner or Custodian's control. Pet owners must not allow their pets to become a nuisance to other Unit Owners or their guests by, among other things, engaging in continuous and/or uncontrolled barking without cause.

5. **Residential Use:** All Units shall be used exclusively for single-family residential purposes. No structure of a temporary character, whether a tent, shack, trailer, camper, or other out-door building, will be placed on any Unit at any time as a permanent or temporary residence.

6. **Motor Vehicles:** All vehicles, boats, trailers, campers, non-passenger vehicles, and the like may be parked only in designated parking areas. No boats, recreational vehicles, trailers, unlicensed automobiles, junked vehicles, or trucks rated more than three-quarter ton may be parked or stored in a designated parking area for longer than seven (7) days in any calendar year.

7. **Motorized Vehicles:** Motorists must observe the posted 15 mph speed limit on all roads in Gallatin Woods. No one other than a licensed operator may drive any motorized vehicle (electric or gas) of any kind on the Common Areas of the Condominium. Recreational use of motorized vehicles (unlicensed motor bikes/cycles, go-carts, golf carts, three-wheelers, four-wheel ATV's, snowmobiles, and electric or battery-powered scooters) by persons of any age is strictly prohibited. A licensed operator, however, may drive a motorized vehicle on the roads in the Condominium, which are private, but not on other common areas, solely for transportation from one area in the Condominium to another.

8. **Firearms/Hunting/Explosives:** Gallatin Woods is a residential community. As a result, except in defense of person or property, the use of a rifle, shotgun, or pistol anywhere in the community is strictly prohibited. Hunting or trapping of any kind also is strictly prohibited. Likewise, the use of a bow-and-arrow or similar weapon and the discharge, firing, or shooting of fireworks of any kind is prohibited.