

ELLCOTTVILLE CONDOMINIUM
BOARD ADPOTED RULES
IN ADDITION TO EXHIBIT 1 TO THE BY-LAWS
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1. Lobby area is for the enjoyment of Residential Unit Owners, family and guests only. Short term renters are not permitted to invite guests to the lobby area.
2. Smoking is not permitted inside the Ellicottville Condominium, fire escape and roof areas.
3. Unit owners are liable for any and all damages to the common elements and the property of the Condominium, which shall be caused by the negligence of Unit Owner, family member, tenant, renter or invitee of any party. Damages must be reports to Fairwood Management immediately.
4. To respect all commercial owners, please keep noise/music at a reasonable level during normal business hours. To respect all owners, please keep noise/music levels at a reasonable level after 11:00PM.
5. Trash is not permitted to be discarded in any parts of the common areas of the Condominium.
6. Pet clean-up is your responsibility on all Ellicottville Condominium Common Property.
7. Turn off all lights in lobby, fireplace and air conditioning units in all common areas when leaving. Turn off basement lights when not in use.
8. Remove all bottles and trash from lobby and patio areas and dispose in dumpster in the parking area.
9. To maintain washer and dryer. Leave washer door open and clean lint filter between loads.
10. Upon entrance and exit, please hook the chain at the end of the parking area during Ellicottville event weekends and winter months.

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11. No structural modification to Units without consent of the Board of Managers. Unit Owner must submit plans to the Board of Managers including detailed scope of the modification, Contractor information and Contractor Insurance Certificates. No work may commence without Board approval.

12. Construction Exemption within Individual Units – Projects exempt from these rules are:
 - a. Re-Decorating including painting, wallpaper, floor re-finishing, new ceramic etc.
 - b. New cabinets and or major appliance replacements
 - c. Re-fitting closets and or new shelving
 - d. Replacement of lighting fixtures

13. Access to Units and Keys for the Board of Managers. Each homeowner is required by the By-Laws to furnish keys to their unit to the Board of Managers. Access to such keys shall be made available exclusively to the Board of Managers and to the Managing Agent at the discretion of the Board. This is for emergency purposed only.