



## **Terrace Place Condominium Association, Inc. Rules and Regulations**

1. **Storage in Common Areas**
  - Owners and tenants are required to maintain their units in a safe, liveable condition. No personal items, such as furniture, bikes or toys, may be left in the Common Element areas (hallway, stairways).
2. **Parking**
  - Parking is limited to the paved area of the Parking Lot and prohibited elsewhere and on the grass. Additionally, several types of vehicles are prohibited from parking. Please see our Bylaws for a complete list.
  - Each unit has an assigned space which cannot be used by others without the owner's written consent. Owner's providing written consents will share these with the Board of Directors by email to ensure a clear understanding of an owner's wishes. There is no visitor parking or double parking allowed. Visitors may use the nearby public parking areas at the Bennitt Street Bank parking lot or on the New Milford green.
  - Visitors are prohibited from parking in the TPCA parking lot except in the instance of filling the visited owners' assigned spot.
  - Fines and/or Warnings will be issued when the owner of the violated parking spot notifies the Board in writing of the date of the violation, and the identity of the violator or their associated unit owner.
  - Actions will be taken to enforce parking rules including warnings, fines and towing.
  - For short periods of time, contractors may utilize unfilled parking spaces when advance arrangements are made with owners or the BOD.
3. **Rental**
  - Please see the Second Amendment to the Declaration of Condominium Document. Rental of units is limited only to those owners who were grandfathered in through having a lease on record at the time of the Second Amendment creation (2006). Subleasing is prohibited.
4. **Property Use**
  - Use of this property is residential only.
5. **Pets**
  - Pets must be leashed and accompanied at all times. One dog or cat not greater than 18" tall is allowed. Owners must clean up after their pet. Pets that cause a disturbance or bark frequently may be removed.
6. **Heaters and Grills**
  - No kerosene or gas heaters are allowed in the building. Propane tanks, gas, electric or charcoal grills, fire pits or fireplaces are not to be used or stored on the premises.

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**Draft for October 23, 2023**

7. **Air Conditioners/Window Signs/Antenna**
  - No air conditioners may be put in the front windows (street side). No signs may be placed in windows. No antennas, satellite dishes, or wires may be attached to the outside of the building.
8. **Smoking**
  - No smoking in the Common Areas.
9. **Noise/Illegal Activities**
  - No parties, music or noise that causes a disturbance that may **interfere with the rights, comforts or convenience of other Unit Owners or tenants.**
10. **Garbage**
  - The dumpster is only for residents. Garbage should be tied in plastic bags. Recyclables shall be placed in blue bins. Cardboard boxes need to be flattened to optimize space in the bins.
  - Furniture, mattresses, TVs, electronics, computers and other oversized items must be disposed of by private means, not in the dumpster.
11. **Christmas Trees**
  - No fresh Christmas trees.
12. **Utilities in Common Areas**
  - No unauthorized use of water taps or electricity.
13. **Unit Improvements and Requirements for Building Permits and Board of Director Approvals**
  - **Before you work in your unit** to initiate any repairs, renovations or updates please review the "[Building Permits and Board of Director \(BOD\) Approval Needs Document](#)" first. This document will clarify the requirements for the necessary approvals to ensure compliance with the Town of New Milford's Building Dept's needs and the peace and safety of our homes.
  - The above noted document is located on the Terrace Place Condominium website or is available through any BOD member.
14. **Condominium Sale**
  - Before completion of a Condominium sale, the owner is required to provide a current copy of the TPCA Documents; Declaration, Bylaws and Rules and Regulations to the prospective owner(s).
15. **Collection Rule**
  - New Rules have been adopted to facilitate a clear understanding by all owners of the TPCA Collection's procedures which include common charges and associated charges for the collection process, special assessments, fines and other charges imposed upon the Unit when such expenses and charges are due. The above noted document is located [here](#) on the Terrace Place Condominium website or is available through any BOD member.
16. **Clothes Washer & Dryers, Dishwashers**
  - Washing machines and dryers are not permitted in individual units.
  - Dishwashers are discouraged from being installed. Maintenance standards must be adhered to regarding shut off valve, approved piping , and hoses that meet state requirements.

Complaints, questions or comments shall be made in writing to the  
Board of Directors or Property Manager.

Thank you.

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