

**BOARD OF DIRECTORS
THE COUNCIL OF UNIT OWNERS OF
CONDOMINIUM RESIDENCE I OF FALLSGROVE, INC.
9405 BLACKWELL ROAD
ROCKVILLE, MARYLAND 20850**

July 30, 2015

To: CR1 Unit Owners/Residents

From: CR1 Board of Directors

Subject: Condo Living – Some Rules of the Road

As we all know, residing in a condominium setting is far different than living in a single family home. There are many things one can do in a single family home without adversely impacting one's neighbors that will create problems when done in a condominium community. That is why we have Condominium by-laws and rules that, to a limited extent, govern certain activities. In those instances where activities that could adversely impact others residing within the building are not (and in some instances cannot be) regulated, we seek the cooperation of all Unit Owners and residents in voluntarily refraining from such activities out of consideration and respect for other residents. This Memorandum is designed to point out some things we can all do to assist in maintaining the quality of life for all Unit Owners and residents, as well as the appearance of our common areas—some are relatively minor in nature, while others are somewhat significant. The following list is not all-inclusive and is not prioritized, but points out those items which seem to arise with some degree of regularity.

- Avoid engaging in activities that create noise that is likely to interfere with neighboring Unit Owners' peaceful enjoyment of their units—especially during the hours between 11:00 P.M. and 9:00 A.M. (See By-Law Article 6.5 and Rule 9) Running washing machines and loud stereos/TVs late at night fall into this category.
- Avoid smoking on the balconies. While not prohibited, if this is going to interfere with a neighbor's use of his or her balcony, we should exercise some degree of consideration for others in this regard.
- Garage owners, out of consideration for those Unit Owners who do not have a garage, should use their garages and tandem parking spaces, rather than parking their vehicles in the limited number of common area parking lot spaces—especially in front of our building. Again, this is not a regulatory requirement, but out of consideration for others, it would appear to be the right thing to do.
- If one does use one or more of the common area parking spaces and is going to be out of town for several days, one should consider parking his or her vehicles in the Wood Hill parking lot. This is a requirement for families that vacate Units for several winter months.

- For dog owners, walking one's dog along Blackwell Road or Wood Hill Road, rather than in the area to the rear of our building (especially during periods of good weather), would be appreciated by all.
- Taking an extra few moments and placing objects in the correct recycle container in the trash disposal area, would be most welcome. Plastic objects and materials (such as plastic wrappings) are constantly found in the paper/cardboard recycle containers. Please remind service providers (such as cleaners) and family members who are taking materials to the bins to put garbage in dumpsters and recycles in the proper bin (without the plastic bags). Failure to follow these guidelines will result in someone else within the condo-community sorting this out.
- For those who bring boxes to the trash disposal area, please take the time to break down the boxes, rather than just stacking them on top of the containers or leaving them on the ground. Again, this eliminates the need for another Unit Owner/ resident to perform this task.
- We should all treat the common areas just we would treat our own units. For example, we should avoid throwing paper wrappers or other trash articles in the stairwells, hallways, and the lobby area, as well as in and around the outdoor areas surrounding our building.
- Adherence to sound safety practices is essential, whether or not specifically regulated, to avoid jeopardizing the well-being of others in the building. Rule 16 is a good example of this. It provides that *"No Unit Owner or other occupant shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use. Charcoal grills or other fuel burning apparatus, are not to be used in or on any part of the Condominium. Electric grills are not to be used on any balcony or patio or other common element of the condominium."*
- Adherence to the recently enacted Rule 30 concerning proposed renovations to units will assist in ensuring compliance with those by-laws and rules designed to protect the rights of all Unit Owners/residents to the peaceful enjoyment of their units, as well as maintaining the overall structural integrity of our building.
- Adherence to By-Law provision 6.6 concerning required floor covering is a must. Specifically, *"all Unit Owners owning units located above other units are required to maintain floor coverings, i.e. padding and carpets or padding and rugs, over all floor surfaces, except foyers, kitchens, closets, bathrooms, and laundry room areas . . . , provided, however, that Unit Owners may leave a twelve (12) inch uncovered border around each surface otherwise requiring a floor covering."* If we are going to preclude our building, which has a wood-frame structure, from becoming an echo-chamber, adherence to this provision is necessary.

We appreciate the support and cooperation of everyone concerning the foregoing and all other matters that relate to the safety, well-being and enjoyment of all concerned.

Sincerely,

CR1 Board of Directors