

**MODERN CONFECTIONERY LOFTS
HOMEOWNERS ASSOCIATION**

RULES AND REGULATIONS

I. LATE FEES

Article VI, Section 6 of the Bylaws states in part: "In addition to the interest which may be charged on delinquent assessments, the Board of Directors, at its option, may impose a late charge penalty in respect to any assessment not paid within ten (10) days from the due date. Such penalty may not exceed the sum of ten percent (10%) of the delinquent assessment."

Regulation adopted by the Board of Directors:

A fee of 10% of the amount owing will be charged for late payment of dues, special assessments, etc., after fifteen (15) days past the due date.
(Adopted June 4, 2001)

II. USE OF COMMON ELEMENTS

Article VII, Section 3 of the Bylaws states: "No owner shall place or cause to be placed in the lobbies, patios, decks, ramps, vestibules, stairways and other common elements of the condominium of a similar nature, any furniture, packages or objects of any kind, except that suitable furniture may be placed on the decks and patios without the prior written consent of the Board of Directors. Such areas shall be used for no purpose other than what is a usual use."

Regulation adopted by the Board of Directors:

A written request to, and approval by the Board of Directors is required prior to the use of common elements for activities associated with special projects, such as Unit remodeling, etc. Board approval will include conditions appropriate to the activities to be conducted and the length of time needed to complete them. For safety reasons, construction activities and material storage, other than short term, will not be allowed in the hallways, stairwells or entryways. Approval will also require steps to ensure minimal impact on Unit Owners and common element facilities.
(Adopted February 2, 2004)

III. BUILDING SECURITY

The Declaration and Bylaws do not appear to specifically address the issue of building security.

Regulations adopted by the Board of Directors:

All common element doors, unless required by law, must be kept in the closed and locked position except during use. Visitor access should be accomplished by use of the door and elevator keypads or personal escort.
(Adopted March 1, 2004)

LOBBY DOOR ENTRY CODES: Your personal lobby door keypad entry code should not be given to anyone that you do not know. If you wish to change your entry code, please contact the Board of Directors.
(Adopted March 6, 2006)

GARAGE DOOR ENTRY CODE: The garage door keypad entry code should not be shared with outsiders such as delivery people, contractors, etc. The Board of Directors can establish a temporary code to accommodate multiple accesses that might be needed by contractors, etc.
(Adopted March 6, 2006)

ELEVATOR CODES: The elevator keypad primary code should not be given to outsiders. The elevator keypad guest code should be used to provide access for your visitors. Do not give the guest code to anyone you do not personally know.
(Adopted March 6, 2006)

DOORS: The common element doors and the doors from the individual units to the lobby/hallways are "Listed 20 minute Fire Doors" and as such, should not be propped open. Local Fire Regulations prohibit propping fire doors open.
(Adopted March 6, 2006)

**New Addition to “Rules and Regulations” of the HOA Modern Confectioner’s Lofts,
adopted August 20 2007.**

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Regulation IIb

A written request to, and approval by the Board of Directors is required when replacing items or equipment previously approved such as, but not limited to, water heaters, air-conditioners and TV aerials/ satellite dishes installed in or on the common areas.