

RIVERSIDE TERRACE CONDOMINIUM, INC.
SALE OR LEASE OF A UNIT
Use Restrictions

Please read the **Declaration of Condominium**, the **By-Laws** and the **Rules, Regulations and Procedures**. Sections of the **Declaration** are quoted for your information.

XI. Use Restrictions: The use of the property of the condominium shall be in accordance with the following provisions:

1. **Units:** Each unit shall be occupied by a single family as residents and for no other purpose.
2. **Common elements:** The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the units.
3. **Nuisances:** No nuisance shall be allowed upon the condominium property, nor any use or practice that is the source of annoyance to the residents and which interferes with all peaceful possession and proper use of the property by its residents. All part of the property shall be kept clean and in sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist.
4. **Lawful Use:** No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof; and all valid laws, zoning ordinances and regulations of all government bodies having jurisdiction over the subject property shall be observed. The responsibility of meeting the requirements of government bodies which require maintenance, modification or repair of condominium property shall be the same as the responsibilities for the maintenance and repair of the property concerned.
5. **Leasing:** Entire units may be leased provided the occupancy is only by the lessee and his/her family, but the leasing thereof is subject to the approval of the Board of Directors, as herein set forth. No rooms may be rented and no transients accommodated. The minimum number of months for a lease is three (3) and the maximum is five (5) within a calendar year. Please see Leasing Application.
6. **Regulations:** Reasonable regulations concerning the use of the condominium property may be made from time to time by the Association in the manner provided for in its **Articles of Incorporation** and **By-Laws**. Copies of such regulations and amendments thereto shall be furnished by the Association to all unit owners and residents of the condominium upon request.

XII. This section outlines exactly the necessary steps for any Sale, Lease, or Transfer of interest.

XIII. This section deals with the relief the Association and/or owners may secure through others' negligence.

	Revision Date: 06/2021
Approved By: Board of Directors	Issue Rev: 3

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The Board of Directors has added the following items to our **Regulations**:

1. When a unit owner is not in residence, only members of the owner's immediate family may occupy the unit per the 1982 Annual Meeting.
2. No sale or lease may be made or approved to any family with a pet.
3. The prospective buyer or lessee shall fill out in detail the necessary application form and submit it to the Board of Directors. Please refer to **Buyer Application** and **Lease Application**.
4. The Board requests from the owner selling or leasing a unit a letter stating the person or agency authorized to show the unit, and if the person or agency so authorized has the necessary keys.
5. No lessee may sub-lease.
6. All sales or leases must conform to the provisions as set forth in the **Declaration of Condominium**.
7. For each **Buyer Application** investigated by the Board, the buyer(s) shall fill out a purchase application with the management company and pay a fee directly to the vendor.
8. For each **Leasing Application** investigated by the Board, the lessee(s) shall fill out a lease application with the management company and pay a fee directly to the vendor.
9. No unit shall be permanently occupied by more than four (4) persons.
10. Prospective occupants must be made familiar with the **Declarations of Condominium, By-Laws, and Rules, Regulations and Procedures**, and certify their compliance.
11. Each owner of a unit shall be responsible for the acts of omission or commissions on the part of any said lessee or guest. Their acts shall be deemed to be the acts of said owner.

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