

In accordance with the Amended and Restated Declaration of Condominium for Kessler CityLofts Condominium, the Board of Directors has established the following rules and regulations for all homeowners, tenants, and guests. These rules govern the conduct of all residents and guests in order to maintain and preserve the property and protect the rights of each member of the Association.

Moving rules and regulations:

1. A moving date and time must be scheduled with the property management company a minimum of seven (7) days in advance. Moving is permitted only from 8:00 a.m. to 6:00 p.m., Monday through Friday.
2. A fee of \$250 is required to defray costs incurred by the association. This fee is subject to change and applies to each change in ownership of the Unit and each change in occupancy of the Unit.
3. A refundable deposit of \$250 is required to cover any damage caused during a move. The unit owner assumes responsibility for any damage that occurs to condominium property as a result of the move. Prior to the scheduled moving date, the property management company will perform an inspection. It is not necessary for the owner to be present for the inspection; a moving form will note any existing damage and be left on the owner's door. If the form is missing or the owner observes any damage to elevator or common areas that is not indicated on the form, the owner must contact the property manager before moving begins. The owner must notify the property management company when moving is complete. The property management company will perform a follow-up inspection in the presence of the owner, owner's agent, or tenant whenever possible; if no damage is evident, the deposit will be returned.
4. Any moving company used must maintain liability insurance. A certificate of insurance must be presented to the property management company prior to the scheduled move.
5. If the building's doors are propped open, they must be attended at all times.
6. Violation of these rules by any owner, owner's agent, tenant, relative, or guest shall cause the owner to be subject to a fine of \$100 for any one violation; repeat violations during any twelve-month period by the same owner, owner's agent, or tenant will result in an additional summary fine of \$250. Owner retains the right to a hearing before the Board of Directors for any fine imposed, as specified in the condominium documents.