

The Legends at Grove City Condominium Association

Property Control Policy

P-02

Policy on Unit Owners Responsibility

Drafted: January 17, 2024

Adopted: February 14, 2024

Revised:

Policy on Unit Owner's Responsibility for Renters, Guests, Contractors, etc.

Unit Owners are ultimately responsible for the actions of their renters, guests, contractors, etc. in regard to all policies.

For any violation of the legal documents and policies that guide the operation of the association by a Renter, Guest, Contractor, etc. will be issued to the Unit Owner and therefore be responsible for any and all fines incurred.

Legal Document References

Public Offering: No Reference

Declaration of Condominium

No person shall make a nuisance on the Property or engage in any use or practice which interferes with the peaceful possession or proper use of any of the Units or of the Comma Elements.

By-Laws:

Each Unit Owner shall be liable for the expense of all maintenance, repair or replacement rendered necessary by his act, neglect or carelessness or the act, neglect or carelessness of his tenants, guests, invitees or licensees, but only to the extent that such expense is not covered by the proceeds of insurance carried by the Executive Board. Such liability shall include any increase in casualty insurance premiums occasioned by improper use, misuse, occupancy or abandonment of any Unit or its appurtenances. Nothing contained herein, however shall be construed as modifying any waiver by any insurance company of its rights of subrogation.

PA Code: No Reference

Rules & Regulations:

No Unit Owner shall make or permit any disturbing noises in the Buildings by himself/herself, his/her family, servants, employees, agents, visitors and licensees, nor do or permit any activity by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.

Traffic regulations posted by municipal authorities or adopted by the Executive Board shall be strictly obeyed by the Unit Owners, their agents, servants, employees, guests and invitees. Vehicles parking in violation of any such rules or regulations maybe towed away at the Unit Owner's sole risk and expense.