

Place One Condominium

Policy Statement

Date: March 1, 2023

Policy Statement: 23-03 (Replaces 18-03)

Subject: Common Area Protocols

I. Introduction

This Policy Statement focuses on certain community common area resident and guest conduct and practices not covered by other policies.

II. Lobby

To ensure the Lobby remains an inviting space, residents and guests are expected to abide by the following.

- A. Furniture.** After use, furniture including pillows should be returned to their original positions. When in use, furnishings may not be used as casual foot rests, or otherwise abused.
- B. Library.** Use of the Community Library is open to all residents. Books do not have to be returned. Donations of paperback and hardback books in good condition are welcome when shelving space allows, but please respect the “No Donations Accepted at This Time” sign that may be posted occasionally. Library volunteers determine which donations are ultimately accepted. Book donations and returns should be placed in the designated location. Please do not rearrange the books on the shelves.
- C. Dress.** Bare feet, bare chests, bathing suits, bathrobes, pajamas, etc. are not permitted in the Lobby at any time. Swimming Pool access is via the Mezzanine Level. For those who require an accommodation to go through the Lobby, suitable cover-ups and footwear are required.

III. Hallways and Elevators

To ensure hallways remain an inviting space, residents are expected to abide by the following.

- A. Doorways.** Doormats, umbrellas and other personal items including trash are to be kept inside units.
- B. Hallway Use.** Hallways are for passage to and from units and are not to

be used as children's play or pet exercise areas.

- C. Air Quality.** The use of air fresheners, aerosol sprays, or deodorizers in the hallways by residents is not permitted. In the event of a noxious smell, residents should contact Management for potential remedies.
- D. Advertisement and Notices.** Placing advertisements, letters, proposals, opinion polls or petitions addressed to multiple units on or under unit doors by residents is not permitted. Residents wishing to share information deemed to be in the community interest may contact the Board President, Management and/or relevant Committee Chairs. With Board approval, such information can be distributed via the Front Desk unit boxes. Management may leave notices relating to official Place One business on or under unit doors in situations when communication time is of the essence.
- E. Dress.** Bare feet, bare chests, bathrobes, pajamas, etc. are not permitted in the Hallways or Elevators at any time. Bathing suits without cover-ups are permitted for residents and guests only when en route to the Swimming Pool via the Mezzanine Level.

IV. Outdoor Seating Areas

Residents and their guests are expected to return furniture to their original position after use. Trash must be removed. For safety reasons, glass bottles and serving dishes are not recommended for use (they are prohibited by law in the Pool Areas).

V. Grounds

Place One grounds are professionally maintained under the auspices of the Building Committee. Owners and residents interested in donating memorial trees or other plantings should contact Management for referral to the Building Committee to review. Unauthorized plantings of any type are subject to immediate removal.

VI. Noise and Behavior

When in common areas, residents and their guests must be sensitive to how noise and behaviors impact others. Loud noise, music and rowdy behavior are not permitted and could be a reason for to ask individual(s) to leave a common area.

Residents and their guests must treat front desk and maintenance staff with respect. When at the Front Desk, please wait patiently for one's turn for service. Rude, threatening or otherwise disrespectful behavior will not be tolerated and can result in complaints filed against the unit's owner and appropriate follow up action.

VII. Smoking (cigarettes, e-cigarettes and vaping)

Please refer to *Policy Statement 22-09 Managing the Effects of Second Hand Smoke* for information on smoking in common areas.

VIII. Wildlife

For sanitation reasons, including individual and/or community costs for cleaning and restoring property, residents are not permitted to feed birds or rodents (such as squirrels and chipmunks) from balconies, parking areas, sidewalks, or anywhere else at Place One. In addition to sanitation, this policy works to encourage animals to return to their natural habitats.

IX. Liability

When related to common areas, owners are responsible for the actions of their residents, guests, employees and contractors. To protect against potential liability, owner or renter insurance is highly recommended. See *Policy Statement XX-33 Insurance Use and Needs* for further information.



Valerie Spiegler, President
Place One Board of Directors