

Classical Condominiums ~ Bylaws, Rules, Courtesy

Classical is a community, and one of the most desirable places to live in the Downtown area. We all want Classical to be a clean, orderly, and safe place. Please abide by Bylaws, Mass. General Law, and other Board rules and guidelines that have been recommended for everyone's benefit. Fines may be levied in certain cases.

UNITS

Window coverings should be white, off-white or beige only. Nothing should be placed on the inside or outside of windows visible to the exterior.

One peephole, knocker, and door decoration allowed on Unit doors. Doorbells only as approved by the Board of Trustees. No tape please. **Nothing** should be displayed on hallway walls.

Massachusetts State Law requires that Condominium owners provide Management/Trustees with updated personal information annually.

Unit Owners must inform Management of any plans for renovation to ensure that there is no interference to structural, mechanical, electrical, or water systems, etc. Also this will assure other Unit owners that no inappropriate activity or construction is underway.

Unit owners wishing to rent his/her Unit must request approval in writing from the Board. The cap on rentals at Classical is 25 %. There are no permanent or exclusive "investor" Units.

City Fire Code prohibits live Christmas trees in Units.

No personal items in *Common* areas or outside Units. The Association is not responsible for loss.

All moves and deliveries should be made by the State Street Delivery Entrance (ground level). Inform Management if you are moving and provide the exact date. Pads must be hung in the elevators, and you may acquire an elevator key.

DECKS

Patio and deck owners are responsible for the maintenance and repair of their decks and patios.

No outside lights, plantings, or any other exterior changes may be made, unless a request is made in writing to the Board of Trustees.

City Fire Code prohibits the use of gas grills except for ground-level patios.

PETS

Pets must be carried in Common Areas.

No pets are allowed unless they can be easily carried, or unless the Unit has direct land access to outdoors.

One Pet only allowed per unit.

Keep dogs leashed.

Use Pet Areas that are available for your convenience, and pick up after your pet.

COMMON COURTESY & SAFETY

No Smoking in Common Areas - Please dispose of cigarette butts in outside receptacles provided for that purpose.

Do NOT prop outer doors open.

Do NOT allow anyone into the building unless you know that person.

Please respect quiet hours -- 11 PM to 7 AM.

Dispose of trash properly and abide by recycling rules

All recyclables should be clean to avoid infestation.

Large items should not be left in the trash rooms, but carried to the dumpsters, and break down boxes.

Landscaping - avoid planted/mulched areas. Spigots/hoses are only for approved use.

Shopping Carts - are for the convenience of all who live here, and should not be left in the hallways, but returned to their storage areas on the first floors under the stairs.

AUTOMOBILES & PARKING

No large trucks that exceed the size of parking spaces.

No commercial vehicles

No maintenance or washing of vehicles allowed.

No parking in Fire Lanes.

Parking by the Delivery Entrance is only for short periods to load/unload.

The Handicapped Space by the Delivery Entrance is not for extended use.

If you have contractors or others doing work in your unit, you must notify them not to park in other Unit spaces. Have them park in your space, or make arrangements to have them park in a Fire Lane - only if absolutely necessary - with a note on the dash indicating which Unit they are working in.

Respect the parking agreement with the Museums Association. Parking allowed after 5 PM and until 7 AM on weekdays and all day and night throughout the weekends. Violators may be towed.

Obey speed limits - Drive slowly in the parking lot and garage.

Use appropriate in and out doors to garage.

If you need an extra parking space, you may add your name to a waiting list for rental spaces with the Management Company. There are no available spots in the lot or garages. If you park in an empty space, you are parking in someone's spot, and you risk towing.