

~~August 15, 2016~~ June 17, 2019

CAPITOL POINT CONDOMINIUM ASSOCIATION  
Condo Unit's Usage and Leasing Rules

Capitol Point is a residential building that is home to a diverse community of people. In order to maintain the excellent quality of life that we have come to enjoy during the 14 years since the building has been in operation, the Board of Directors of the Capitol Point Condominium Association have adopted the following regulations regarding use of condo units:

1. At all times, we need to remember that the condo units are our homes. In order to enjoy them as our homes, we need to respect our neighbors who are also enjoying their condo unit as their home.
2. **Contractors will need to provide their own dumpsters, since construction material is not allowed in the dumpsters used by the association.**
3. **Moving companies and contractors need to provide their own "carts" for transporting construction material. The association's carts in the garages are only available for resident's use.**
4. All units have been designed to be as sound proof as possible. However, certain activities and actions, especially when windows and balcony doors are open, tend to spread noises beyond the unit in which they originate. Accordingly, residents are asked to take appropriate actions to ensure that noises from parties, construction, and other activities are as least disruptive to neighbors as possible:
  - a. Repairs and remodeling work, whether done by professionals or as do-it-yourself projects, should be completed as quickly as possible, with hammering and other sounds that tend to go beyond unit walls confined to a minimum. Where possible, work should be done Monday through Friday, between the hours of 8 am and 5 pm, and Saturdays and Sundays from 9 am to 5 pm. Again, where possible, windows and balcony doors should be closed so as to confine the sounds to the unit under repair without disturbing neighbors, be they next door, above or beneath the unit.
  - b. Social gatherings, parties and other occasions, are certainly part of life in one's home. Such events should not generate so much noise that they are heard by others in the building. To that end, windows and balcony doors should be used to contain the noise, and activity on balconies should not be so noisy as to be heard by others.
3. There are a number of units in our building that are occupied on a part-time basis by their owners. Out of respect for neighbors, it is understood that such units will, even in the absence of the owner, be utilized as a home. While it is understandable that an absentee owner will, from time-to-time,

allow others to spend a night or two in their unit, it is anticipated that such temporary use will be by persons known to the owner and that the usage will conform, in all respects, to behaviors expected of all owners and residents.

4. It is the goal of Capitol Point Condominium Association to be an owner-occupied building. Our condominium documents do, however, have provisions for leasing of units. The documents do not, however, allow for short term rentals as might be had through Airbnb, Vacations by Owner, or other such listings. Leases should be for a minimum of six (6) months. Leases for longer than a year must be approved by the Board of Directors. Two months condo fee is charged to the owner at the time of a new lease.

Rules Approved by Board of Directors

August 15, 2016 [Condo-Units-Usage-and-Leasing-Rules-8-15-16.pdf](#)