

Memorandum

To: All Owners and Residents
Belts Landing Condominium

From: George J. Bereska, CMCA©, AMS™
Property Manager



Date: April 8, 2011

Re: Balconies, Porches, Terraces, and Yards

Over the last few weeks, the Board of Directors and Management have noticed that a number of balconies and terraces have become cluttered and unsightly. Some have even turned in to quasi storage areas. As you may be aware, Belts Landing revised its Rules and Regulations (R&R) effective September 28, 2010. Section 4 of the R&R specifically addresses balconies, porches, terraces, and yards. A copy of this section of the R&R is attached for your reference.

If your balcony or terrace does not meet the standards as set forth in this section, please take prompt corrective action. Unit owners who are not in compliance after May 1, 2011, will be subject to warning letters and fines.

Thank you for your cooperation.

§4. BALCONIES, PORCHES, TERRACES AND YARDS

- 4.1 In accordance with local ordinance, gas grills are not permitted on balconies, porches or terraces.
- 4.2 Balconies, porches, terraces and yards shall be kept tidy and neat. Unit Owners and residents shall not allow debris to accumulate and must sweep or otherwise remove any debris.
- 4.3 No towels, laundry or any other items shall be hung over balcony, terrace, or courtyard railings.
- 4.4 Dirt or rubbish or other debris may not be caused to fall from any balcony, porch or terrace.
- 4.5 Rugs or other items shall not be shaken from the balconies, porches or terraces.
- 4.6 Balconies, porches, terraces and yards may not be used for storage, including but not limited to the storing of furniture, bicycles, baby carriages, or other inappropriate items, or for hanging or draping of rugs, towels, etc.
- 4.7 All furniture, landscaping and decorations placed on balconies, porches, terraces or yards shall conform to such standards and specifications as the Board of Directors may reasonably determine, and shall in any event be of the type normally and customarily used for a residential balcony, porch, terrace or yard.
- 4.8 No bird baths or bird feeders shall be permitted on balconies, porches, terraces, or yards.
- 4.9 No items, including flower pots and containers, may be placed on the ledges of the penthouse level balconies.
- 4.10 No balcony, porch, terrace or yard shall be painted, resurfaced, paved, covered by any awning, or otherwise modified, unless approved pursuant to §2.1 of these Rules and Regulations.
- 4.11 Decorations are permitted only during legal holidays and as further provided in §6.4 of these Rules and Regulations.
- 4.12 No alterations to balcony, porch or terrace floors, walls or ceilings are permitted, unless approved in accordance with §2.1 hereof.
- 4.13 This rule was adopted under the provisions of *Md. Code Ann.*, Real Property Article, §11-111.