

# Lakeshore Condominium Trust

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65 Lake Avenue, Worcester, MA 01604

## **EXHIBIT A RULES AND REGULATIONS**

**Revised and Effective September 01, 2022**

These Rules and Regulations are adopted for the benefit of each Unit Owner, and the trustees of Lakeshore Condominium Trust may enforce them or any of them, insofar as permitted by law. These Rules and Regulations have been adopted pursuant to the terms and conditions contained in the Master Deed and the Declaration of Trust creating Lakeshore Condominium trust including its By-laws, all of which remain applicable.

The Lakeshore Board of Trustees may impose a general fine for each violation of these rules upon a Unit Owner and Resident. Unit Owners and Residents are responsible for the actions of their guests.

Any stipulations contained in the Deed or Trust but not included herein remain in full force and are not diminished in any way by the publication.

### **ARTICLE I UNIT AND COMMON AREA USE AND MAINTENANCE**

- Section 1.1      The Building and each of the Units shall be used as a single-family residence and may include a home office provided there is no foot traffic involved with the business. Also, there shall be no employees working in this home office and business shall not be conducted in any Common Areas.
- Section 1.2      The Common Areas and facilities shall not be obstructed, used for storage, or utilized in any manner that would disturb or interfere with the peaceful enjoyment of other residents in their respective units.
- Section 1.3      There shall be no obstruction of the Common Areas and facilities, stairways, passageways, or common areas of the storage rooms, nor shall anything be stored therein including, but not limited to shopping carts.
- Section 1.4      Each Unit Owner shall be obligated to maintain and/or keep in good order and repair his or her own Unit and maintain sanitary conditions in compliance with Public Health Department Codes.
- Section 1.5      The exterior portions of the Units, including the doors, balconies, railings, ceilings, and dividing panels may not be altered. To maintain the integrity of the waterproofing of the balcony surfaces, the flooring of the balcony cannot be painted or covered with any permanently installed flooring. For both aesthetic and safety reasons, nothing shall be hung on the outside of the balcony railings. Lights, decorations and plants may be kept on the balcony within the confine of the railings.

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- Section 1.6 Unit Owners are advised fire safety laws prohibit the use of gas or charcoal grills on any balcony. The following are rules and regulations issued by the City of Worcester Fire Department regarding the storage and use of propane tanks and gasoline. All residents must comply with these provisions.
1. The storage use of any propane gas tanks in the building or on the balconies is prohibited.
  2. Gas and/or charcoal grills, or any type of open flame cooking devices, are not allowed on the balconies.
  3. Gas and/or charcoal grills cannot be stored in or around any part of the building.
- Section 1.7 Nothing shall be altered, constructed in, added to, or removed from the Common Areas except changes recommended to and approved by the Board of Trustees. Unauthorized changes or tampering is subject to a \$100 fine.
- Section 1.8 All maintenance and use by Unit Owners of patios, balconies, yards, parking spaces, pool and other Common Areas and facilities shall be done so as to preserve the appearance and character of the same without modification. There shall be no permanent changes to the Common areas or facilities without prior approval from the Board of Trustees.
- Section 1.9 All shopping carts are to be cleaned, emptied and returned promptly to either the upper or lower garage vestibules. Leaving shopping carts in the hallways, Common Areas or in the trash rooms of any floor is prohibited. Likewise, shopping carts may not be kept overnight in any unit. Retail shopping carts are not allowed in the building. Any damage caused by the use of the shopping cart is the responsibility of the user and the individual must pay for the damages.
- Section 1.10 No debris is to be thrown off any balcony. Unit owners will be fined per item. Cigarette butts are regarded as an item.

## ARTICLE II NOISE LEVELS

- Section 2.1 No Unit Owner shall make or permit any noises that will disturb or annoy the occupants of any other Units or do or permit to be done anything which will interfere with the rights, comfort or convenience of other Unit Owners.
- Section 2.2 There shall be no loud playing of radios, televisions, stereos, and musical instruments in accordance with city ordinances. Quiet hours are from 11:00 PM to 8:00 AM.
- Section 2.3 Construction taking place on weekdays is allowed between 7:00 AM and 7:00 PM; Saturday and Sunday hours are 9:00 AM to 5:00 PM. It is courteous to inform your neighbors that construction/remodeling will be taking place.

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## **ARTICLE III**

### **RUBBISH-HAZARDOUS MATERIAL**

- Section 3.1 All garbage and refuse from each Unit shall be deposited with care in rubbish receptacles and in containers intended for such purpose, in such manner as shall, from time to time, be directed by the Trustees.
- Section 3.2 All trash shall be bagged in small, tied bags that move freely within the trash chute. Small boxes shall be broken down in order not to jam the rubbish chutes and no trash shall be left in the trash rooms. Items too large for the chute shall be left in the upper garage in the baskets or by the trash room door.
- Section 3.3 Bulky or heavy items such as computers, water heaters, furniture, televisions and appliances may not be disposed in the usual trash disposal area. Each Unit Owner or their lessee shall be responsible for their removal from the Condominium Building and shall not discard them in any common area.
- Section 3.4 Hazardous, toxic or flammable material or any other material that violates any state or city ordinance shall not be kept in any storage, Common Area or Condominium Unit.

## **ARTICLE IV**

### **COMMON STORAGE AREA**

- Section 4.1 All storage units shall be properly identified indicating the unit number utilizing said storage unit. Each unit owner is allowed one storage bin unless other arrangements are made for rental.
- Section 4.2 The Board of Trustees may update the inventory list of storage bins as deemed necessary. The Trustees shall without notice dispose of any materials stored outside an assigned storage space.
- Section 4.3 The Lakeshore Trust is not responsible or liable for any loss or damage to articles stored in the storage areas.

## **ARTICLE V**

### **USE AND LEASE OF UNIT**

- Section 5.1 No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism or otherwise, shall be conducted, maintained or permitted in or about any Unit or Common Areas except as noted in Section 1.1.
- Section 5.2 No Unit can be used or rented for transient, as hotel or motel.

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- Section 5.3 Every written lease, license or tenancy arrangement permitting outside occupant's use or possession or occupancy of a Unit shall not be less than one year. The document shall include a provision requiring the outside occupant to comply with all terms and provisions of the Master Deed, Declaration of Trust, By-laws and Rules and Regulations there under, and to each such written instrument there shall be attached a copy of the Rules and Regulations of Lakeshore Condominium.
- Section 5.4 No tenant move in will be authorized until a copy of the executed lease is received by the Management Company. Any Unit Owner currently renting and/or leasing must file a copy of the lease and/or rental agreement with the management office.
- Section 5.5 Every tenancy arrangement of a Unit is specifically conditioned upon compliance with the Rules and Regulations and any Unit Owner entering into such arrangement shall deliver to the tenant a copy of the Rules and Regulations and also with the provisions of the Master Deed Declaration of Trust, By-laws and Rules and Regulations.

## ARTICLE VI – WARNINGS NOT ISSUED

### LEASE & TENANT OCCUPANCY: MOVING & DELIVERIES

- Section 6.1 The fine for an unscheduled move is \$600.00 to the unit owner, which does not include additional damage costs related to the move. The fine for an unscheduled delivery is \$200, which does not include additional damage costs related to the delivery.
- Section 6.2 All moves are to be scheduled through the LCT management company at least seven calendar days prior to requested move date. Only one move will be accommodated each day regardless of the projected hours for that move.
- Section 6.3 Move dates are assigned on a first come, first served basis, and only after a completed move form is submitted. If no fee or deposit checks are received before the move, all charges to be billed through the owner account. Renters should discuss this with the unit owner.
- Section 6.4 Moves require a \$300 fee. Deliveries require a \$100 fee. The fee covers the cost of elevator prep and Site Staff overseeing for the reserved (4) hours. Each additional hour will be billed at \$70/hr. Checks or money orders should be made payable to Lakeshore Condominium Trust. If no deposit checks are provided all charges will be made to the owner account. Renters should discuss this with the unit owner.
- Section 6.5 LCT employee will be scheduled to observe every household move. The \$300 move fee is at the expense of the resident moving in or out to pay for this observer. If no deposit is provided all charges will be made to the owner account.
- Section 6.6 Entire household moves and deliveries may only be scheduled between the hours of 9:00 AM - 6:00 PM. LCT on-site staff will pad the elevator prior to the move. Only the padded elevator may be used during a move. All moves and deliveries must use the upper garage entry only.

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A fee of \$600.00 will be assessed if the move or delivery is made through the lobby entrance and not the upper garage elevators.

- Section 6.7 It is the owner/resident responsibility to ensure that delivery persons and movers use only the upper garage entrance for the move. The LCT on-site staff observes the move to help prevent damage to the Lakeshore property; staff is not allowed to direct the movers. Unit Owners and residents are responsible for the actions of their movers, venders and subcontractors.
- Section 6.8 Deliveries require a 24-hour notice to the on-site staff. However, all deliveries are subject to section 6.6 and 6.7. All deliveries and moves require notification regardless of the amount of time you will be using the elevator.
- Section 6.9 A delivery is generally for a large appliance (washer, dryer, range, refrigerator, dishwasher), or load of flooring, tile or item that does not fit in a construction shopping cart and requires padding the elevator to prevent damage. Moving a cleanly boxed item or something that fits in a shopping cart generally is not subject to this fee. If you have questions whether a delivery you are expecting is subject to this fee, please ask LCT management company or Onsite Staff before scheduling the delivery. A move generally involves unloading many objects from a truck, trailer or van that needs to be parked in the moving truck location along the building to prevent blocking the driveway or garage entrance. If you have questions whether a potential move is a "Move", "Delivery", or not be subject to this fee, please ask LCT management company or Onsite Staff before scheduling.

## Fees are as follows:

### FOR DELIVERIES:

- A \$100 fee which covers the cost for elevator preparation and Site Staff overseeing of delivery.

### FOR MOVES:

- A \$300 fee which covers the cost for elevator preparation and Site Staff overseeing of move.
- A \$500.00 deposit fee (optional) that will be used towards any damages incurred. This will be returned, or not charged to the owner account, upon inspection of elevator and common space by site staff. Any additional charges not covered by a deposit check will be charged to the owner account.

## ARTICLE VII DAMAGES

- Section 7.1 All damage to the Common Area caused by the moving or carrying of any article or things shall be paid by the Unit Owner responsible for the presence of such article.
- Section 7.2 The Unit owners shall be responsible for all the actions of their family / tenants / guests and will cover any damage to the building or common area or facilities caused by their family/tenants/guests.
- Section 7.3 Toilets and other water and drainage apparatus in the Units shall not be

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used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags, papers, ashes or any other articles be thrown into the same.

## **ARTICLE VIII INSURANCE COST**

- Section 8.1 Without the written consent of the Trustees, nothing will be done or kept in any Unit or in the Common Area which will increase the rates of insurance, jeopardize insurance or future insurance on the Building or which would be in violation of any law, ordinance, rule or regulation of any public authority having jurisdiction.

## **ARTICLE IX GUESTS**

- Section 9.1 Unit Owners will be responsible for the actions of their guests. If a guest creates a nuisance to any Unit Owner, the Trustees shall have the right to require that guest to leave.
- Section 9.2 The Trustees may charge Unit Owners for the use of any recreational facilities by their guests and may restrict or limit the number of guests that may use said recreational facilities.

## **ARTICLE X KEYS AND SWIPE CARDS AND GARAGE OPENERS**

- Section 10.1 For the safety of the Community and in compliance with the Declaration of Trust, all unit door locks must be accessible with the Master Key. The Lakeshore Condominium Trust must have access to each/all units in case of emergency and when necessary to perform repairs to the building.
- Section 10.2 Any Unit Owner who locks themselves out of their respective unit shall be responsible for the cost of unlocking their unit. Members of the Lakeshore Board of Trustees will not assume responsibility for resolving lockouts. While Site Staff is under no obligation to resolve a lockout, if Site Staff is available to resolve a lockout there will be a charge of \$100 during normal staff hours and \$200 outside of normal staff hours.
- Section 10.3 Swipe cards are for current residents and unit owner use only. All residents are required to register their swipe cards. The Lakeshore Board of Trustees may request confirmation of the registered swipe cards for inventory as often as deemed necessary. Swipe cards may be issued to contractors or delivery people as designated by the BoT.
- Section 10.4 Swipe cards have a non-refundable fee of \$25.00 per card.
- Section 10.5 Garage door openers have a non-refundable fee of \$50.00 each.

## **ARTICLE XI RECREATIONAL AMENITIES**

- Section 11.1 The sauna, swimming pool, hot tub, exercise equipment, function room, grill, kayak and bike racks, boat ramp and dock area shall be open for

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use only during such hours as the Trustees determine. Use during other hours is strictly prohibited, without the Trustees' prior written consent.

- Section 11.2 Use of the amenities (section 11.1) shall be subject to Rules and Regulations established by the Trustees. Notification may be given by postings on the Lakeshore bulletin boards.
- Section 11.3 Unit Owners and Residents shall be responsible for conduct of any guest permitted to use Lakeshore Amenities (section 11.1) that include: the sauna, swimming pool, hot tub, exercise room, function room, grill, kayak and bike racks, boat ramp and dock.

## **ARTICLE XII SWIMMING POOL AND HOT TUB**

- Section 12.1 The pool area opens around Memorial Day upon notification by the Board of Trustees. The pool closes at the end of the season.
- Section 12.2 The hours of operation are dawn to 10:00 PM. In consideration of the neighbors, noise should be kept to a minimum at all times.
- Section 12.3 The entrance to the pool is through the lower garage.
- Section 12.4 Swimming is at the unit owner's and guests own risk. There is no lifeguard on duty. Guests should be accompanied by a resident.
- Section 12.5 Children under the age of 16 should be supervised by an adult at all times when using the pool. The adult should be in the pool area.
- Section 12.6 All diving, jumping, running or unruly behavior is prohibited.
- Section 12.7 Children under the age of 16 should not use the hot tub without adult supervision.
- Section 12.8 The hot tub should not be used by elderly persons, pregnant women and persons suffering from heart disease, diabetes, high or low blood pressure unless they have consulted with their physician.
- Section 12.9 Glass or breakable items are prohibited in the pool area.
- Section 12.10 Footwear and shirts must be worn going to and from the pool.
- Section 12.11 Lakeshore Condominium Trust shall not be responsible for injuries sustained in the pool or hot tub area.
- Section 12.12 The unit owner or resident shall be responsible for all actions of their guests and their liability.
- Section 12.13 Children in diapers or individuals who experience incontinence should not use the pool.

## **ARTICLE XIII THE FUNCTION ROOM**

- Section 13.1 The function room is for unit owners and residents social use only. The registering resident must be in attendance during the entire function. All use ends at 11:00 PM. The unit owner is responsible for turning down the heat, turning off the lights and securing the facilities upon leaving premises.
- Section 13.2 Reservations are confirmed upon receipt of agreement, security deposit,

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and by first available. The reservation form with a refundable deposit (optional) is required two weeks prior to the date of use. A walk through is also required prior to the function.

- Section 13.3 The refundable deposit (optional) is \$200 per day. If there are no damages and the facilities are in an acceptable condition after use the security deposit will be returned. The refundable deposit is to offset any costs incurred for damage to the room, furnishings, missing items, or in the surrounding area. Additional charges will go to the owner account.
- Section 13.4 Consecutive day functions are subject to a non-refundable cleaning fee of \$25.00. The last resident who scheduled their function that resulted in “back to back” events is responsible for that fee.
- Section 13.5 Prior to use, a walk through is required with maintenance or a board member using a “check list” to ensure the facility will be left in the same condition and that the facility’s condition is agreed upon by all parties.
- Section 13.6 Any item used to decorate the facilities must not deface the property of paint. Removable tape is allowed to hang decorations and must be removed from walls at the end of your function. Do not use nails or tacks.
- Section 13.7 Due to the fire code, the maximum number of people permitted to attend the indoor function room is (100) one hundred.
- Section 13.8 Guests cannot park inside the un-deeded parking garage spaces.
- Section 13.9 It is the sole risk and responsibility of those persons utilizing the facilities. Lakeshore Condominium Trust and its agents and representatives without limitation shall be deemed and hereby released and discharged from any and all liability in connection with any injury, damage, loss cost or expense of any kind suffered or incurred while such facilities are being used or in connection with such use.
- Section 13.10 Lakeshore Function Facilities user shall hold harmless the Lakeshore Condominium Trust and its agents from any liability, loss, cost or expenses (including attorney’s fees) suffered or included in connection with any such loss.
- Section 13.11 The Lakeshore Board of Trustees reserves the right to revoke privileges to residents who have a history of violating the Rules and Regulations that have been adopted pursuant to the terms and conditions contained in the Master Deed and the Declaration of Trust creating Lakeshore Condominium Trust including its Bylaws.

## **ARTICLE XIV EXERCISE EQUIPMENT AND SAUNAS**

- Section 14.1 The hours of operation are dawn to 11:00 PM.
- Section 14.2 Children under the age of 16 should be supervised by an adult during the use of the exercise equipment and use of the saunas.
- Section 14.3 During private functions, the exercise equipment and saunas may be prohibited from use. The door to the exercise room must remain locked



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during function use. Residents will be notified in advance of reservations.

- Section 14.4 It is the sole risk and responsibility of those persons utilizing the exercise room and saunas. Lakeshore Condominium Trust and its agents and representatives without limitation shall be deemed and hereby released and discharged from any and all liability in connection with any injury, damage, loss cost or expense of any kind suffered or incurred while such facilities are being used or in connection with such use.

## ARTICLE XV KAYAK AND BIKE RACKS

- Section 15.1 The use of kayak and bike racks is for unit owners and residents.

## ARTICLE XVI BOAT RAMP AND DOCKS

- Section 16.1 The Lakeshore Docks are for the private use of Lakeshore Residents and Owners.
- Section 16.2 Slip Rental Season: For all residents and owners of Lakeshore Condominiums, the rental season will be determined as weather and dock conditions allow. Dock repairs may require a late start or early finish of the rental season.
- Section 16.3 Slip rentals are for the use of Boats, Kayaks and Canoes.
- Section 16.4 Boat owners are required to submit a copy of their boat registration with a boat slip agreement and rental fee to the management company prior to use. All Documentation along with payment in full must be submitted prior to slip assignment. Once you have a slip assignment you will have the right of first refusal the following year.
- Section 16.5 The boat ramp is for use by residents and owners who have registered their boat with Lakeshore Condominium Trust.
- Section 16.6 NO personal items may be left on the docks overnight.
- Section 16.7 Boat owners must use their designated boat slip unless they make other arrangement and notify the Board of Trustees. Subleasing is prohibited.
- Section 16.8 Boat docks must be accessed through the lower parking garage. Climbing or moving the fence by the pool is prohibited.
- Section 16.9 Loud noise to include racing of boat motors is not allowed between 10:00 PM and 8:00 AM.
- Section 16.10 All gasoline must be brought to the dock by the boat ramp fence on the North Side of the building. The Board will provide boat slip renters the lock combination each season. Storage inside the building or garages is prohibited.
- Section 16.11 Boats and recreational vehicle trailers cannot be parked on Lakeshore property. Violations requiring removal of trailers will be at the owner's expense.

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- Section 16.12 Boat owners are responsible for the actions of their guest(s). Lakeshore Condominium Trust will not be responsible or liable for injuries sustained while on the boat dock, ramp area, or on Lakeshore property.
- Section 16.13 Boat owners are responsible for getting their boats out before ice forms on the lake or boat ramp.

## ARTICLE XVII PARKING SPACES

- Section 17.1 Parking spaces are for the use of passenger vehicles, motorcycles, and non-signage vans or pickup trucks.
- Section 17.2 No commercial trucks, campers, boats, trailers (whether capable of independent operations or attached to an automobile or other vehicle), and the like may be parked in the Parking Spaces.
- Section 17.3 All vehicles shall be parked within the parking lines and shall not extend into the travel area.
- Section 17.4 Unit Owners shall park their vehicles only within their assigned deeded spaces. Un-deeded parking spaces shall not be used as permanent parking (shall not exceed 7 consecutive days) for any unit owners. Un-deeded spaces are available on a first come, first served basis. No more than one un-deeded space may be used by an owner or resident. Deeded spaces must be utilized first.
- Section 17.5 Parking spaces may not be used for washing or making major repairs to vehicles.
- Section 17.6 Deeded parking spaces may be loaned or rented to a current Lakeshore resident by a Unit Owner.
- Section 17.7 Unauthorized vehicles, including trailers, will be towed and stored at the owner's expense.
- Section 17.8 Unregistered, uninsured, or inoperable vehicles are prohibited from being parked in the un-deeded parking spaces in the garages and parking lot.
- Section 17.9 The Trustees may issue parking permits, or other means of identifying the owner of each vehicle. Parking permits shall be issued in accordance to each owner's number of deeded spaces, plus one permit for a temporary un-deeded space. The owner's name and unit number of each parking permit will be recorded.
- Section 17.10 Parking permits shall not be transferred to another unit owner. Any lost or replaced parking permits will be at the owner's expense.
- Section 17.11 Parking Permits will all have a number/bar code that will be stored with the management company.
- Section 17.12 When selling a vehicle, the owner shall remove the Lakeshore permit. A new permit will be issued for a new car when the owner turns in the remains of the old permit.
- Section 17.13 No storage is allowed in any un-deeded parking spaces. Items other than vehicles found in an un-deeded parking space will immediately be considered abandoned. The Trustees shall without notice dispose

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of any item found in an un-deeded parking space.

## ARTICLE XVIII SHOPPING CARTS

- Section 18.1 All shopping carts are to be cleaned, emptied and returned promptly to either the upper or lower garage vestibules. Leaving shopping carts in the hallways, Common Areas or in the trash rooms of any floor is prohibited. Likewise, shopping carts may not be kept overnight in any unit. Retail shopping carts are not allowed in the building. Any damage caused by the use of the shopping cart is the responsibility of the user and the individual must pay for the damages.

## ARTICLE XIX FEES

- Section 19.1 Lakeshore Condominium Trust c/o the management company shall assess a late payment fee to Unit Owners who fail to pay their monthly condominium fee by the 1st day of each and every month.
- Section 19.2 Late fee applies if the payment is postmarked after the 15th of the month.

## ARTICLE XX SMOKING

- Section 20.1 Smoking is prohibited in all Common Areas.
- Section 20.2 Ash trays must be used when putting out cigarettes. Any unit owner or resident is responsible for their guest(s) disposing of cigarettes properly.

## ARTICLE XXI NOTIFICATIONS-COMMUNICATIONS

- Section 21.1 Most notifications are posted on bulletin boards located in the garage lobby entrances. Under door communications and mailings will be utilized when action is being requested by the unit owner and/or where there is an impact on Lakeshore Declaration of Trust.
- Section 21.2 All unit owner and resident's signage should be identified with the unit number and approved by the Board of Trustees.
- Section 21.3 The bulletin boards are under the control and jurisdiction of the Board of Trustees, and as such, any postings are likewise under the jurisdiction of the board.
- Section 21.4 The tampering of posting is a violation of the Rules & Regulations and those residents and/or their guests are subject to fines. Only the Board of Trustees and/or approved advisory committees may place and remove signage.

## ARTICLE XXII SERVICE SYSTEMS

- Section 22.1 The Trustees may instruct the management company to charge a Unit Owner a repair or maintenance fee resulting from any damage to, or

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interruption of, the mechanical, electrical or other service systems of the Condominium caused by misuse of such systems by a Unit Owner or tenant, or by their guest or employee.

## ARTICLE XXIII COMPLAINTS AND MODIFICATIONS

- Section 23.1 All concerns and/or complaints regarding Lakeshore Condominiums shall be made in writing addressed to Board of Trustees c/o the management company. A feedback form is available for unit owners and residents to utilize.
- Section 23.2 The Board of Trustees will respond to emails with an acknowledgement of receipt. Once the board reviews the subject, a formal response may be in either an email format or a written letter from the Board or Management. Formal response time will vary due to the nature of the subject but will occur within 30 business days.
- Section 23.3 Finable Rules and Regulations, may, from time to time be amended, modified or otherwise changed by the trustees in accordance with the Declaration of Trust.

## ARTICLE XXIV SERVICE AND EMOTIONAL SUPPORT DOGS

- Section 24.1 Dog are not allowed. Unit owners and residents who bring dogs or allow their guest's dogs onto the property will be fined.
- Section 24.2 The Board of Trustees recognizes the requirements of federal law for service dogs and emotional support dogs for persons with disabilities. Persons who supply appropriate documentation of their disability from their local doctor will be allowed to have a service or emotional support dog.
- Section 24.3 Service Dog Certificates and other documentation obtained from internet sources do not meet the requirements of federal law.
- Section 24.4 Owners of service and emotional support dogs are obliged to control their dogs. Service and emotional support dogs cannot be allowed to be a nuisance or a threat to any Lakeshore resident or guest.
- Section 24.5 Owners of service and emotional support dogs are obliged to have their dogs trained or fitted with equipment to eliminate barking. Repeated barking is a finable offense. It is recognized that service dogs may be required to bark as part of the services performed for their owners.
- Section 24.6 Any dog on the Lakeshore property, authorized or not, shall be on a leash. Failure to use a leash, allowing the dog to run free, is a finable offense.
- Section 24.7 The Board of Trustees will require that service and emotional support dogs that prove to be a nuisance or hazard, to be permanently removed from the building.
- Section 24.8 The area at the south end back yard (nearest the pumping station) will be used for dog waste. Waste should be picked up before leaving the area.

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Section 24.9 Residents with complaints about nuisance or hazard issues with a particular service or emotional support dog should forward those concerns to the LCT management company, with details of the issue, including dates and times.

## ARTICLE XXV ON-SITE STAFF

Section 25.1 LCT on-site staff work for the Board of Trustees, under the direction of the management company.

Section 25.2 All unit owner or resident requests for help by the on-site staff are to be directed to the management company. Any demands directed to LCT staff will not be honored.



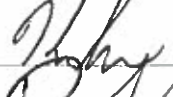

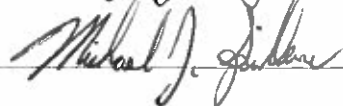
Section 25.3 LCT staff has been directed to walk away from any unit owner, resident or guest who becomes abusive. Such abusive behavior is a finable offense.


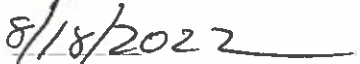
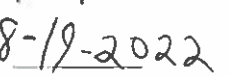

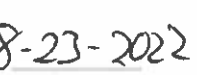
Section 25.4 LCT staff is expected to act with common sense when a true emergency occurs.

### Signature of Trustees

Name

Date

  
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