

BALCONY DOS & DON'Ts

Being a **good neighbor** is all about **showing respect** for those who live around you. With that in mind, please review the following information.

If you smoke, properly extinguish your **cigarettes or cigars** and dispose of them inside your condo unit. Cigarettes and cigars (or any other object) tossed from a balcony can cause injury to people or damage to property below.

Sweeping debris or other particles off the edge of a balcony or shaking/beating rugs from a balcony is prohibited. All debris should be vacuumed or swept into a trash bag.

Do not allow water (or any liquid) – for instance, **over-watering of plants** – to run off and drip onto areas below or outside your balcony. Place a saucer under a plant container to catch any overflow.

No **charcoal or propane grill** may be used or stored on any balcony or terrace at anytime.

Balconies and all balcony contents (furniture, etc.) should be maintained in a **clean and tidy** condition. Only furniture that is designed and intended for outdoor use, and that does not detract from the appearance of the Property, may be kept on a balcony. No dead or unsightly plant, hanging clothes or linen, or storage (ladders, bicycle, mops or brooms, boxes, trash bags, etc.) is permitted.

In general, do not allow any condition that endangers the **health and safety** of others, and could result in the termination of, or an increase in the premium for, Courtside COA's insurance policy, or any condition that would **alter, despoil, or detract** from the overall appearance of the Building.

~Thanks for your cooperation~

CAMS MANAGEMENT
4701 Hedgemore Drive, Suite 816
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PETS / ANIMALS

Only **common household pets** and licensed assistance animals are allowed at Courtside.

When outside of a Unit, an animal must be **carried or leashed** and accompanied by a person who can control the animal.

“Curbing” (i.e. defecating or urinating on the grounds or other Common Area) is permitted ONLY at the pet waste receptacle located next to the sidewalk along 6th Street.

Animals must be controlled so as not to create a **nuisance** or unreasonable disturbance. Nuisance examples include failure to clean-up immediately after curbing or an “accident”, excessive/continuous noise, threatening the safety of a person, damaging property, and unsanitary conditions that result in offensive odors.

No animals may kept or bred for commercial purposes. Any animal that is individually known to be potentially **savage or dangerous** (or of a breed commonly known to be savage or dangerous) is strictly prohibited.

North Carolina requires **vaccination against rabies** by a licensed veterinarian.

Courtside COA may require – in addition to monetary fines – **permanent removal** of an animal whose owner violates these rules more than twice in any 12-month period.

City of Charlotte penalties include **fines of \$50 to \$500** or permanent seizure of an animal. Problems may be reported to the Char-Meck Animal Control Bureau at 704.336.3786.

SOURCES: Courtside Declaration, North Carolina law, and Charlotte ordinances.

~ Thanks for your cooperation ~

PARTIES & GATHERINGS

Questions and complaints concerning parties or gatherings hosted in a residential condominium unit can be addressed with **two guiding principles**:

1) Residential Use.

The use of a residential unit must be residential in nature. According to the North Carolina Condominium Act, **residential purposes** "means use for dwelling or recreational purposes, or both". A residence is a unit of housing or shelter in which people live – a person's fixed, permanent, and principal home or dwelling place. Recreation may be defined as activities that refresh or renew your health and spirits through rest, relaxation, and enjoyment. Common examples of residential purposes or uses include sleeping, preparing and eating meals, taking a shower, and entertaining friends and family. A home office is permitted provided it is ancillary to the residential use, does not generate any additional pedestrian or vehicular traffic to or from the unit or common areas, and does not cause any disturbance to other residents. But, **NO other commercial or non-residential activity is permitted** in a residential unit.

2) Nuisance.

A nuisance occurs when someone or something interferes with another person's right to the **quiet enjoyment** of their real property – their condo unit. An activity or condition which may be or may become an annoyance or nuisance to other residents, or endanger the health and safety of any resident is strictly prohibited. No obnoxious, offensive or unlawful activity is permitted.

Hosting a party or gathering is considered a **legitimate "residential purpose" provided** it is **not commercial or non-residential in nature** (e.g. open-invitation to public, cover/entrance charge, sale of alcohol, etc.), and it **does not cause a nuisance** (e.g. excessive noise, loitering in or obstructing common areas, etc.) or **does not endanger** the property or its residents (e.g. unsupervised/uncontrolled access to the property, fire code violations from overcrowding, etc.).

~Thanks for your cooperation~



Parking Facility Rules & Regulations

The Garage at 505 East 6th Street, Charlotte, NC 28202

The Garage is Private Property. The six-level parking facility located at 505 East 6th Street (the “Garage”) is private property that is part of the Courtside Condominium (also at 505 East 6th Street). It exists and is operated for the use and enjoyment of the Courtside Condominium owners and the Court 6 Condominium owners (at 525 East 6th Street) only.

The Garage and its operation is governed by the Declaration of Condominium for Courtside Condominium (the “Declaration”) and the Reciprocal Easement Agreement between Courtside Properties, LLC and Court 6, LLC (the “REA”). The Declaration and the REA are recorded in Book 20034, Page 31 and Book 20034, Page 93 of the Mecklenburg Public Registry, respectively. These Parking Facility Rules and Regulations (the “Rules”) are promulgated by the Courtside Condominium Owners Association, Inc. (“Association”) pursuant to Section 5.10 of the REA. If these Rules are inconsistent with or conflict with any of the covenants, terms, provisions or conditions contained in the Declaration or the REA, the Declaration and the REA will control.

Rules and regulations like these are helpful and necessary. However, the condition of the Garage, which directly affects the quality of life and the value of condominium units at Courtside and Court 6, depends upon the voluntary cooperation and responsible conduct of every owner and user. Therefore, everyone is encouraged to avoid any activity or condition that is unlawful or that could be an annoyance or nuisance to others, could jeopardize the safety, health, or welfare of anyone, could result in the termination of, or an increase in the premium for, the insurance policy of the condominium owners association of either Courtside or Court 6, could despoil the appearance of the Garage or any surrounding property or could negatively impact the image of Courtside or Court 6.

Strict compliance with these specific use rules is required. All owners and users of the Garage shall comply with these rules governing specific conditions and conduct in the Garage (some of which are addressed in greater detail below) at all times:

- 1) Vehicles (including motorcycles) inside the Garage must display a permit, decal, or hangtag as the Association may require from time to time which must be fully visible and legible at all times from the drive aisle.
- 2) Vehicles operating inside the Garage shall have headlights ON.
- 3) Vehicles shall comply with the speed limit posted inside the Garage.
- 4) Vehicles shall yield to pedestrians.
- 5) Bicycle storage is for current residents of Courtside and Court 6 only. Bicycles may be stored only in the bicycle rack located on level 1 of the Garage (which is available on a first-come, first-served basis), or within the boundaries of a parking stall.
- 6) Parking in a numbered parking stall, handicap accessible parking stall, or parking stall designated RESERVED 24/7 without valid authorization (as described herein) is prohibited.

- 7) Storage of anything other than an appropriate vehicle, scooter, bicycle, or a portable cart used for transporting groceries and other similar items from the Garage to a condominium unit inside Courtside or Court 6 is prohibited.
- 8) Trailers, boats, jet-skis, motor homes, travel trailers, campers and other recreational vehicles are prohibited in the Garage.
- 9) Moving/delivery trucks or vans shall be parked on the street and not in the Garage.
- 10) Any vehicle with a height in excess of 7'2" or that cannot fit within the boundaries of a single parking stall is prohibited.
- 11) Parking outside the boundaries of a single parking stall or so that any portion of a vehicle, scooter, or bicycle extends into a drive aisle is prohibited.
- 12) Blocking or obstructing a stairway, entry, exit, walkway, or drive aisle, or otherwise interfering with the ingress and egress of others is prohibited.
- 13) Leaving trash anywhere other than inside an approved waste receptacle is prohibited.
- 14) Construction-related activity unless related to the Garage or a Courtside common element is prohibited.
- 15) Vehicles, scooters, or bicycles that are not in proper operating condition, not properly licensed and insured, leaking any type of fluid (other than condensation), are in disrepair, wrecked, unsightly, or have been abandoned are prohibited.
- 16) Unsightly tarps or covers on vehicles are prohibited.
- 17) Mobile car washing or detailing is prohibited.
- 18) Vehicle maintenance or repair (including drainage of any automotive fluid) or the placing of any vehicle on any type of jack, stand, wheel ramp, or other support is prohibited.
- 19) Shirt and shoes must be worn by all users of the Garage at all times.
- 20) Leasing or licensing a parking stall to any person or entity that is not a unit owner or occupant of Courtside or Court 6 and/or for any use other than resident parking is prohibited.
- 21) Tailgating as a means of access is prohibited.
- 22) Propping, blocking, or otherwise disabling any stairway door or access-controlled door is prohibited.
- 23) Smoking is prohibited.
- 24) Loitering in the Garage, whether inside or outside of a vehicle, is prohibited.
- 25) Dropping or throwing any object inside of or out of the Garage is prohibited.
- 26) Any activity that is not related to vehicular parking such as skateboarding, skating, rollerblading, running, rough play, or any other activity not conducive to safety is prohibited.
- 27) No person shall bring any container of gasoline, or any other flammable, combustible, or explosive fluid, chemical or substance into the Garage.

Use of the Garage is limited. The Garage is for parking vehicles (including motorcycles) of a size that can safely enter and exit through the gates and park in the stalls. The maximum allowed height for any vehicle is 7'2". Other items that may be kept in the Garage include scooters, bicycles and portable carts used for transporting groceries and other similar items from the Garage to a residence inside Courtside or Court 6. Such portable carts shall be

folding and collapsible and are subject to approval by the Association. **No other storage is allowed, and no other personal property may be kept or left in the Garage at any time.**

All parking stalls are assigned. Parking stalls in the Garage are allocated as provided in Section 5.2 of the Declaration for three purposes.

- 1) **Numbered** parking stalls have been assigned as a Limited Common Element to specific condominium units and may be used only by the owners of the assigned Units, or any authorized guests or invitees of the owners.
- 2) **Handicap accessible** parking stalls may only be used by persons who are otherwise authorized to park in the Garage (under 1 above or 3 below) **AND** who possess and display a current and valid state-issued license plate or placard authorizing the use of handicap accessible parking **AND** while the person for whose benefit the plate or placard was issued is using the vehicle.
- 3) **RESERVED 24/7** parking stalls are for use by service providers in the employ of the condominium owners association of either Courtside or Court 6.

Association may require parking permits, decals or hangtags.

The Executive Board of the Association, acting in its sole discretion, may require that every vehicle in the Garage **display a valid window permit, decal or hangtag** that has been issued by the Association (a "Permit"). If required, Permits must be fully visible and legible at all times from the drive aisle. This applies to **ALL** parking stalls in the Garage. The number on the Permit displayed by every vehicle parked in a **numbered parking stall** shall match the identifying number on the surface of the parking stall in which the vehicle is parked. Any vehicle that is parked in a parking stall designated as **RESERVED 24/7** shall display a hangtag Permit that is labeled RESERVED 24/7.

Unauthorized use of handicap accessible stalls is prohibited and use of handicap accessible stalls suspends right to use assigned numbered space.

The right or privilege of parking in a handicap accessible parking stall in the Garage (located on levels 1, 3 and 4) is granted only by law. It is unlawful and a violation of these Rules for any person who does not qualify for the parking rights and privileges extended to handicapped persons to exercise or attempt to exercise such rights or privileges. The vehicle license plate, vehicle identification number, and/or handicap windshield placard number of any vehicle parked in any handicap accessible parking stall may be reported to the Department of Motor Vehicles and/or Charlotte-Mecklenburg Police Department for investigation to determine whether it is authorized for the parking privileges reserved for handicapped persons.

The total number or quantity of parking stalls in the Garage that may be used or occupied at any time by any condominium unit owner (or any authorized guest or invitee) is limited to the

number or quantity of parking stalls assigned to that unit owner's condominium unit. Use of any handicap accessible parking stall for the purpose of parking a number or quantity of vehicles in the Garage that exceeds the number or quantity of parking stalls assigned to a unit owner's condominium unit is strictly prohibited – i.e. no unit owner may use any handicap accessible parking stall to increase the number or quantity of parking spaces occupied by that unit owner.

Every vehicle parked in a handicap accessible parking stall shall have a valid handicap license plate or removable windshield placard (as required by law) **AND** a Permit (if required) – **BOTH OF WHICH** must be fully visible and legible at all times from the drive aisle. Any time a vehicle is parked in a handicap accessible parking stall, the numbered parking stall listed on any Permit on the vehicle must be left unoccupied. Any vehicle parked in the numbered parking stall that is listed on the Permit of a vehicle parked in a handicap accessible parking stall is subject to towing or booting without notice at the vehicle owner's expense.

Access to the Garage is controlled. Additional terms for access to the Garage are contained in the "Access Control Policy and Access Device Application" available upon request from the condominium owners association of either Courtside or Court 6. The terms of the current Access Control Policy are incorporated herein and any failure to abide by the terms of the Access Control Policy is a violation of these Rules.

Key boxes must be properly located and labeled. Keys and access devices for condominium units at Courtside – for use by a real estate agent with a current listing agreement at Courtside, or for use by a contractor working on a current construction or alteration project that has been approved by the Association – may be stored in a secure key box and hung on one of the horizontal bars located on the wall opposite the bicycle rack on level 1 of the Garage. This is the **ONLY** common area location where any key box may be stored at Courtside or in the Garage and any such key box shall be clearly labeled with the condominium unit number for which it is used. Information regarding key box storage for unit owners at Court 6 is available upon request from the condominium owners association of Court 6. Any key box not in compliance with the Rules is subject to removal and disposal without notice at the expense of the owner of such key box.

Control and clean up after your animals. Only animals permitted under Section 7.8 of the Declaration (which is incorporated herein by reference) are allowed in the Garage. All animals shall be registered and inoculated as required by law. Animals must be carried or leashed and accompanied by a person who can control the animal at all times they are in the Garage. Animals must be controlled so as not to create a nuisance or unreasonable disturbance (including loud and excessive barking).

Animals shall not be permitted to defecate or urinate in the Garage. The person controlling the animal shall clean up immediately after the animal if an accident occurs. A receptacle for pet waste is located on ground level in the mulched area next to the sidewalk along 6th Street.

Animals should always be taken to this designated area to defecate or urinate. No defecating or urinating is permitted in any other location.

Any owner who violates this rule more than twice in any consecutive 12-month period may be required to remove its animal from the Property. Removal shall be in addition to other sanctions, including monetary fines.

Remove all trash and keep the garage clean. The Garage shall be kept in a clean, neat, and orderly condition at all times. All trash must be either deposited into a waste receptacle or removed from the Garage and disposed of properly inside a condominium unit or a common area trash facility. Any person who causes a condition that requires cleaning (e.g. drink spills, debris, animal curbing, etc.) is responsible for cleaning and removing the condition immediately. The waste receptacles located inside the Garage are provided as a convenience to vehicle parkers and intended for small trash only (e.g. drink containers, chewing gum, etc.). No household or other trash from any condominium residence is permitted in or around any of these convenience waste receptacles.

The Garage will be closed periodically for maintenance. The Association reserves the right to close sections of the Garage at reasonable times for the purpose of maintenance. The Association reserves the right to close and require evacuation of the entire Garage for the purpose of cleaning on not more than two weekends each calendar year. On those weekends, the Garage will be closed and all vehicles and other property removed between 7:30 a.m. and 6:00 p.m. on Saturday and on Sunday. In addition to any penalties allowed by law (including monetary fines) any vehicle not removed may be towed at the vehicle owner's expense and any other property not removed may be discarded. No chemical which could potentially damage concrete and other structural components of the Garage shall be brought into or used in the Garage, and any person who does so shall be responsible for the cost of any resulting damage or loss.

Remain clear of entry and exit gates while in motion. A moving gate can cause serious injury or death. All persons shall keep clear of the gates as they may move at any time without prior warning. No child shall be allowed to operate the gates or play in the gates area. The gated entry and exit areas are for vehicles only and pedestrians shall not use the gates for ingress or egress.

The Garage is NOT a secure facility. Owners and users are solely responsible for their safety and conduct. The owner of any vehicle or other personal property in the Garage shall assume all risks associated with its use of the Garage and all liability for any loss, damage or injury to any person or thing as a result of such use. Each condominium unit owner is solely responsible for (a) the conduct, safety and personal property of any resident, occupant or guest of their condominium unit and (b) for the

cost of any damage caused by their resident, occupant, or guest; and (c) for compliance with the Declaration, the REA, these Rules and any other applicable provisions of condominium governing documents. **Neither the Association nor any officer or agent of the same shall be liable for any injury or damage that may occur.**

To promote a safe environment and protect your person and property as well the persons and property of other owners, all owners and users of the Garage are strongly encouraged to:

1. Secure bicycles with a bicycle security lock made of material that can withstand or resist bolt cutters.
2. Lock all unattended vehicles.
3. Not leave a garage gate opener, money, or other valuable item so they are visible from outside the vehicle.

Violations may result in towing, booting, property removal and parking privilege suspensions as well as other sanctions.

Any vehicle not in compliance with the Declaration, the REA or these Rules is subject to **booting or towing** without notice at the vehicle owner's expense. Any other personal property on the premises not in compliance with these Rules is subject to immediate removal and disposal without notice at the expense of its owner.

The phone number for the ONLY **towing company** authorized to boot or tow in the Garage is posted on the towing signs on Level 1 of the Garage. Any person may call the towing company and request booting or towing of a vehicle not in compliance with the Rules. For removal of a boot or retrieval of a vehicle that has been towed, call the phone number posted on the towing signs on Level 1 of the Garage. **In the event that a vehicle is towed or booted, or that any other personal property not in compliance with the Rules is removed, neither the Association nor any officer or agent of the same shall be liable for any liability that arises from such booting, towing or removal.**

In addition to towing, booting and property removal as provided above and **in addition to** all other remedies penalties and sanctions allowed by law, the Garage parking privileges of any person who violates any of these Rules may be suspended for a period of up to 60 days for each violation after the owner has been given notice and an opportunity to be heard as provided for in Section 3-107.1 of the North Carolina Condominium Act.

COURTSIDE TRASH & RECYCLING

Trash Chute

Courtside's trash chute serves the residential Units only. The trash chute intakes serving levels 3, 4 and 5 are located in the garage next to Stair 2 and the intakes for levels 6 through 17 are located in the corridor next to Stair 2 on each of those levels. All trash that is suitable and may be deposited in the trash chute must be sealed in a trash bag (13-gallon size or smaller). The following **items which are NOT suitable for the trash chute** should be taken directly to the appropriate bin or container in the trash room on garage level 1:

- boxes of any size or type (pizza, beer, cereal, shoe, package, moving, etc.)
- recyclables (glass bottles and jars, plastic beverage containers, aluminum and other metal cans, newspaper, and cardboard)
- cat litter, dog waste, baby diapers – even when sealed in a bag, these can “*explode*” and scatter when they reach the trash room
- loose trash of any kind (items not sealed in a bag)
- paint containers
- anything flammable or that may pose a fire hazard
- anything with toxic fumes
- bulky trash (brooms or mops, curtain rods, ironing boards, closet organizers, construction materials or debris, etc.) – **see also Bulky Trash**

For personal safety, the chute will allow use from only one floor at a time (i.e. no simultaneous use from more than one floor). When an intake door is open, no intake door on any other floor can be opened. Because failure to close and latch an intake door will prevent residents on other floors from accessing the chute, users must close the intake door completely (so that it latches) just after using the chute. To deposit trash in the chute, press the green button to open the intake door. If intake door will not open, **DO NOT leave trash at the chute intake, in the hallway, stairwell, parking garage, or any other common area.** Take it to the trash room on garage level 1 near Stair 2 and report the problem to Courtside COA.

Trash Room

The trash room for Courtside's residential Units is located on garage level 1 near Stair 2. The trash room is equipped with a compactor and containers for common household non-liquid waste that can be sealed in a bag (13-gallon size or smaller), and with bins for recycling cardboard, newspaper, glass, plastic and aluminum. **The only items permitted in the trash room are those suitable for the trash compactor or recycling bins. No other type of waste is allowed in the trash room.** See instructions above for Bulky Trash. A separate trash room – also located on garage level 1 – is designated for use by Courtside's commercial Unit only and the commercial Unit is not allowed to use the trash room designated for the residential Units.

Bulky Trash

Courtside COA provides waste removal only for items that are suitable for the trash chute and compactor (i.e. common household non-liquid waste that can be sealed in a bag – 13-gallon size or smaller) or that are suitable for the recycling containers (cardboard, newspaper, glass, plastic, and aluminum) located in the trash room on garage level 1 near Stair 2. **Unit Owners/residents are responsible for removing all other trash from Courtside and such removal may be arranged through Courtside COA with an approved service provider who can haul off bulky items on behalf of and at the cost of the Unit Owner/resident.** Examples of bulky trash not permitted in the trash chute, trash room, or any other common area include mattresses, mattress box springs, appliances, furniture, rugs, mops or brooms, curtain rods, ironing boards, closet organizers, computer or other electronic equipment, containers of paint, and construction materials or debris.

Recycling

Recycling is mandatory by law and noncompliance may result in fines levied by Charlotte-Mecklenburg (see www.wipeoutwaste.com). **Cardboard** must be separated from packing materials (e.g. Styrofoam, “peanuts”, bubble wrap, shredded paper, wood pieces, etc.), broken down flat, and placed in the black wooden cart located in the trash room on garage level 1 near Stair 2. Packing materials must be sealed in a bag and placed in the trash compactor. **Newspaper, aluminum cans, glass bottles and jars, metal cans, and plastic beverage containers** should be placed in the appropriate blue rollout container in the trash room. Paint products must be prepared for disposal in accordance with Charlotte-Mecklenburg requirements (go to www.charmeck.nc.us/living/home.htm, click on Garbage, and select the link for Hazardous Waste Disposal).

Other Rules

- No trash or garbage of any kind may be kept or stored on any balcony or terrace, or any common area.
- Anyone who soils or litters a common area is responsible for its immediate clean-up.
- The convenience waste receptacles located just inside the garage at the hallway entrances on each level are provided as a convenience to vehicle parkers and intended for small trash only (e.g. drinking cups, chewing gum, etc.). No household or other trash from any Unit is permitted in or next to any of these convenience waste receptacles.
- Court 6 Condominium has its own separate facilities for trash and recycling and Court 6 Unit Owners/residents are not allowed to use any Courtside trash room or container.

Compliance

Any violation of these rules is subject to monetary fines.

COURTSIDE ROOFTOP TERRACE

Residential Units Only. Courtside’s rooftop terrace is a private facility for the use and enjoyment of the Residential Unit Owners and their residents, occupants and guests and is not available to the Commercial Unit. Courtside COA reserves the right to require proof of identification, including photo ID.

Restricted Areas. The rooftop terrace area is defined as the floor area with pink brick pavers and the accompanying elevator lobby. All other roof areas are restricted to authorized personnel only. The stairway fire exit door is for emergency use only, is not to be used as a means of access to the rooftop terrace, and must remain closed and latched at all times except for when it is used as a means of egress during a fire emergency.

Non-exclusive Use. The rooftop terrace is not available for reservations, and no one person or group may use the terrace in any manner that would prevent others from using it at the same time – i.e. to the exclusion of any other Residential Owners or their residents, occupants and guests.

Occupancy. The maximum occupancy allowed on Courtside’s Level 18 by North Carolina Fire Code is 49 persons and Courtside COA reserves the right to limit the number of guests per Residential Unit hosted on Level 18 at any time. All guests must be accompanied by a Residential Unit Owner or authorized resident at all times. Any person under the age of 18 years must be accompanied and directly supervised by a responsible adult at all times.

Conduct and Safety. Each Unit Owner is responsible for: the conduct, safety and personal property of any resident, occupant or guest of their Unit; the cost of any damage caused by their resident, occupant, or guest; and compliance with these rules and any other applicable provisions of the condominium governing documents. Required clothing includes shirt and shoes.

NOT permitted...

- Fireworks
- Smoking (as with all Courtside common areas)
- Glass containers
- Any person who appears to be under the influence of alcohol or drugs
- Use of any musical or audio device without personal headphones
- Abusive, foul, or profane language
- Propping, blocking, or otherwise disabling the stairway fire exit door
- Standing on the rooftop terrace low-walls, railing, or furniture
- Furniture or furnishings not provided by Courtside COA
- Bicycles, skates, skateboards, rollerblades, scooters or other such devices
- Running, rough play, or other activity not conducive to safety
- Dropping or throwing any object onto or off of the roof
- Any activity or condition that could: be an annoyance or nuisance to others; jeopardize the safety, health, or welfare of anyone; result in the termination of, or an increase in the premium for, Courtside COA’s insurance policy; and/or negatively impact Courtside’s image

Restrooms. Courtside has no common area toilet or restroom facility. Guests must use the bathroom located inside the condominium Unit of their host.

Animals. Only common household pets and licensed assistance animals are allowed at Courtside and must be carried or leashed and accompanied by a person who can control the animal. A receptacle for pet waste is located on ground level next to the sidewalk along 6th Street and no “curbing” (i.e. defecating or urinating) is permitted in any other location. Animals must be controlled so as not to create a nuisance or unreasonable disturbance.

Trash and clean-up. The rooftop terrace shall be kept in a clean, neat, and orderly condition at all times. All trash must be either deposited into the waste receptacle or removed from the rooftop terrace and disposed of properly inside a Unit or the common area trash room on garage Level 1. Anyone who causes a condition that requires cleaning (e.g. grease and food on or around the grill, drink spills, debris, etc.) is responsible for cleaning and removing the condition immediately. Refer to the complete trash and recycling rules posted inside each trash chute closet.

Gas Grill. The gas grill provided by Courtside COA is the only grill or cooking device allowed on the rooftop terrace. Use of charcoal, lighter fluid or any other fuel source is strictly prohibited. A fire extinguisher is located in the elevator lobby next to the rooftop terrace. When finished cooking, the person using the grill is responsible for turning the grill control knob to OFF, turning off the gas valve on the pipe located behind the grill, and cleaning the grill and any spills outside the grill.

Compliance. Anyone who violates these rules is subject to expulsion, monetary fines, and/or suspension of rooftop terrace privileges.