

GARDEN TERRACE NORTH CONDOMINIUM IV  
AMENDMENTS to RULES AND REGULATIONS

Adopted ~~October 25, 2023~~ by Unanimous Vote  
At a Meeting Held at ~~North and Westmont Road~~ 4031L Dorchester Drive,  
and Attended by All Owners or Their Designated Representatives.

The following Rules and Regulations have been amended and replaced with the following:

5. Unit Owners, upon purchase of a unit, must provide the Association and all Unit Owners with emergency contact information to be used in the event of an emergency which occurs when the Unit Owner cannot be reached. This emergency contact information must include at least one name and telephone number. If requested by the Unit Owner, the Association may also retain a key to the premises for emergency use.
7. Renting or leasing of a Condominium Unit will not be permitted. Units must be Owner-Occupied only.
11. Unless prior consent to the contrary is obtained from the Association, no Unit Owner or occupant of any condominium Unit, or their guests or invitees shall permit, keep or harbor in the condominium any animals, birds, reptiles or insects, excepting small fish normally found in a home aquarium and domesticated: caged birds; one (1) or two (2) dogs; or one (1) or two (2) cats; or one (1) dog and one (1) cat. No pet shall weigh more than 50 pounds unless approved by the Association. Dogs and cats shall be under leash while using the Common Elements. The Unit Owner shall immediately remove or cause to be removed from the premises his pet or the pet of any occupant of his Unit, or his guest or invitee, when such animal emits excessive noise, such as in the case of barking or howling, or the pet becomes a nuisance, as judged solely by the Association. Further, each Unit Owner shall be responsible for the immediate cleaning and removal of any waste from his animal, or the animal of any occupant of his Unit or his guest or invitee.
13. Owner-Occupants of a unit must be at least 55 years of age, unless written approval is given by the Association. Each unit is a single family residence and no unit may be occupied by any family with more than four persons without the written consent of the Association or the Association's agent. A "family" may consist of any combination of the following: husband, wife, son, daughter, sister, brother, mother, father, grandmother, grandfather, aunt, uncle. No unit may be used as a residence by more than one marital couple or couple residing under circumstances which imply marriage. The intent of this rule is to allow two single persons to be able to live in one unit but at the same time prohibit the use of the unit as a residence for more than two single persons. As an example, if two single brothers initially purchased a unit together and at a later date both married, it would not be permissible to have both brothers and both wives occupying this unit as it would then be a two-family dwelling.