

Bridgetown Condominium Home Owner's Association
Reminder of Community Bylaws and Agreements
June 2005

Recently the board has noticed a lack of care and general maintenance on the part of residents in our community. Since we are painting and power washing the units this month, and spending reserve money on that, it makes sense to maintain our investment. We thought it might be time to bring up some of the Bylaws and Agreements that apply to make sure that we all enjoy the highest property values possible. These things can enable everyone to get a higher amount when refinancing or selling and makes our community look better as a whole.

- Only two cars can park in front of any unit in the north row, any additional vehicles need to be on the street (122nd or Stephens). Remember that Bridgetown Condominiums has a right to tow at your expense as stated in the by-laws. Please respect your neighbors by not disobeying this 2-vehicle limit. Consider this a polite warning as **YOU WILL BE TOWED AT YOUR EXPENSE** if the situation continues. *We have had residents over an hour late for work because their cars were stuck in the garage due to access being blocked. This is unacceptable.* Additionally the common driveway is a fire lane and inconsiderate parkers are endangering others by making access difficult for firemen or police in an emergency.
- **Weeds and debris MUST be cleaned up on a regular basis.** You elected to take care of this yourself instead of us paying a service to do it. It is your responsibility as you chose to maintain your own property to our standard. If we call a service to service your unit's grounds because you have failed to do so, you will be responsible for the bill. If you want a service to do this for your individual unit's grounds Noelle has a very affordable individual that can help you. Please contact her at wellah_99@yahoo.com or 503-257-6699.
- Please remove any shrubs, which are more than half dead, and dispose of them properly.
- Please keep your garbage cans and recycle bins out of the common areas. This includes your alleyways (unless gated). Please house them in your garage, behind your side gates, or out of sight until pick up day.
- Please don't lean anything against the common areas, especially against the siding of your unit as that can damage the siding and cause expensive repairs.
- Please remember that the appearance of the complex as a whole affects property values and ability to sell for top dollar down the line. If you had to sell your property tomorrow, would you get the correct value you expect to get? Look around our grounds and help make your property command the value it deserves by taking care of it. Renters, if you need your unit maintained, please call your landlord and let them know.