

Bixby Court Condominium Trust

Rules and Regulations

As of March 12, 2025

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I. Use of Unit

- a. No satellite dishes, television or radio antennas are permitted on the exterior of any unit.
- b. The front window treatments of each unit shall be appropriate and tasteful and shall require notice and approval of the Trustees before installation.

Adopted by Board of Trustees – June 16, 2000

- c. Clotheslines. Clotheslines may be installed and maintained in the backyard of any unit. No owner shall drape or dry clothes, towels, or other material on any structure in the front of any unit.

Amended by Board of Trustees – February 19, 2025

II. Parking

- a. No unregistered or uninsured motor vehicles shall be parked or left on the driveways, Bixby Court, or the Parking Area common space for more than five days.
- b. No commercial vehicles are permitted on the premises except in the course of the business purpose that direct the vehicle to the premises, e.g. deliveries, service.

Adopted by Board of Trustees – June 16, 2000

- c. No parking is permitted on the South (fence) side of Bixby Court.
- d. Parking in driveways, or in Hawley House's designated spaces, is limited to the owners and guests of the associated unit.
- e. Parking on the North (building) side of Bixby Court is open to all residents of the Condominium and their guests with the following restrictions:
 - i. No parking within 20 feet of Hawley St.
 - ii. No parking within 3 feet of a driveway or designated parking space. (These restrictions are based on the Northampton city ordinances)
- f. When holding an event where more than a couple of guests' cars are expected, please give the other residents advance notification. If there will be more than two cars expected, ask guests to park on Hawley Street when possible.

Amended by Board of Trustees – July 19, 2022

III. Pets

All pets shall be on a leash or carried at all times. The pet owners are responsible for picking up and proper disposal of all pet waste. All pets shall be licensed as required by Northampton City Ordinances.

Amended by Board of Trustees – August 30, 2022

IV. Visitors

- a. Visitors shall be permitted for stays up to eight (8) weeks, and shall be subject to all rules and By-Laws of the Trust.
- b. Owners and Tenants shall be fully responsible for the conduct of visitors.

Amended by Board of Trustees – February 19, 2025

V. Amendments and Violation of Rules (Fines and Penalties)

- a. These Rules may be amended, changed, or created by a vote of 51% of the Trustees, and shall be effective immediately upon the vote and notice of the new rules(s) to all owners (tenants).
- b. The Trustees may assess fines or penalties of up to \$10.00, but each offense or each day that such violation or offense occurs shall be a new and separate violation. Any fine or penalty shall be paid within thirty (30) days, and if unpaid shall be lien on the owner's unit and subject to interest and enforcement as provided in the By-Laws and Master Deed.

Adopted by Board of Trustees – June 16, 2000