

Ashton Lakes No 1 Condominium Association, Inc.

Rules and Regulations

General Regulations:

- 1] Ownership of each unit consists of the interior space within the perimeter walls, windows, glass, screens, doors, ceilings, and floors.
- 2] It is the owner's responsibility to make sure their guests abide by the rules and regulations of the Community and Ashton Lakes 1.
- 3] Owners are responsible for having their unit regularly inspected for leaks or damage when the unit is not occupied. The caretaker should also flush the toilets or run water down the drains regularly.
- 4] When leaving for extended periods of time, it is suggested and recommended that A/C should be "on" and checked regularly. Water and the hot water heater should be shut off.
- 5] Please do not flush any wipes, even though the packages say "Flushable", they do not disintegrate. It will clog cast iron pipes.
- 6] If clogged try using a plunger.
- 7] Heavier toilet paper tends to get caught on the scales created in the cast iron pipes. One ply toilet tissue recommended.
- 8] Once a month pour a cup of white vinegar to clear the copper A/C lines. **Air Conditioning units should have maintenance twice a year and have the technician clear the lines.**
- 9] Please refer to our flooring amendment clarification prior to replacing.
- 10] No storage allowed under stairwells, nor landings.
- 11] No smoking in Courtyards of Buildings 11 and 13
- 12) **Dryer Vents: the stacks on the roof are cleaned by the Association. Owners are responsible for cleaning their vents as necessary.**
- 13) **When doing remodel work in your unit, and cast iron pipes are in the wall, please contact the office, so that the pipes can be inspected and replaced as needed.**

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