

## UPDATE ON LIVING AT EMERSON COURT

All residents are expected to follow the RULES AND REGULATIONS adopted under ARTICLE VIID of the Emerson Court By-Laws. A copy is enclosed.

1. Keep in mind that the Association owns the car-port and the deck attached to your unit. The owner of the condominium has an easement to use these areas, as does a lessee or a tenant. During the winter, all vehicles are to be kept parked in the carports to allow access for snow removal in the lots.
2. The sewage system is fragile and despite regular efforts of the part of the management to keep it operating properly, back-ups do occur and they can be troublesome to everyone and expensive for the Association. In order to avoid difficulty, please follow these instructions:
  - A. Your garbage disposal is connected with the disposal of the apartment next to your kitchen. The drain lines are constructed in the form of a "Y". If you experience trouble with your drain, the next door resident will too. To avoid this, please heed the following:
    1. Put nothing fibrous or excessively solid down the disposal (For example, banana skins, celery, asparagus stalks, corn husks or cobs, ...) Do not allow plastic wrap, pape, those new ANTISEPTIC WIPES or elastic to be swept down the disposal. Dispose of grease in the household trash. If grease is flushed down the drain, it will join with other material and form a large insoluble ball. In the event we must have the drain line snaked due to improper disposal or grinding, the resulting bill will be split between the two affected units.
    2. Always precede grinding with a flow of cold water and continue for at least 30 seconds after grinding is complete.
    3. Once a month, put a tray of ice cubes down the drain and grind them up. This will help clean and deodorize your drain.

C. WASHING MACHINES: ALWAYS--- close the shutoff valve that brings water to the machine (push the handle on the valve behind the washer to the upright position) after use. CONSTANT WATER PRESSURE IN THE SUPPLY LINES CAN CAUSE THE LINES TO RUPTURE RESULTING IN A FLOODED BASEMENT. If your machine is supplied with a flexible plastic line, this should be replaced with a flexible metal line. Likewise, plastic supply lines on toilets should also be replaced.

D. BATHROOM VENT AND HEATING FANS: Without periodic cleaning, these fans can become clogged with household dust creating a significant fire hazard. Please make it part of your monthly cleaning to remove and clean the filters and vacuum as much dust and debris as possible. In order to reduce condensation of moisture in the venting system and prevent water from dripping into the bathroom ceiling, run the exhaust fan 10 minutes before and after a shower.

E. SMOKE AND CARBON MONOXIDE DETECTORS: The installation and maintenance of these detectors are for the protection and safety of life and property. Do not dismantle, disconnect or relocate these detectors within your unit. Please change your batteries at every time change (spring and fall) and have a faulty detector serviced immediately.

F. LANDSCAPING: A great deal of time and money is spent on providing, maintaining and servicing the landscaping at Emerson Court. Please do not take short cuts through the landscaping bed nor allow your guests to do so. Do not allow children to play in the beds, shrubs or trees on the property.

G. MUSIC: the walls at Emerson Court are quite thin and sound travels easily between units. While the Rules and regulations call for quiet hours between 11:00 PM and 9:00 AM, they also call for no more than 2 hours of continual music and no practicing of voice or instruments between 6:00 PM and 9:00 AM. What seems reasonable within your unit becomes amplified as the sound travels left and right.

With attention paid to these issues, life at Emerson Court will prove to be pleasant and uneventful for all.