



Four Turnberry Place

Nuisance Policy

This policy addresses the definition of a nuisance when relating to noise, odor, and illegal acts.

1. DEFINITION:

A nuisance is defined as bothersome activities that unreasonably interfere with the rights of residents, unit owners, staff and visitors (e.g., indecent conduct, loud noises or objectionable odors).

2. NOISE:

Section 6.1 of the Rules and Regulations for Four Turnberry Place states that, "No noise shall be made in any Unit which can be heard from any portion of the Building, other Units or the Common Elements outside of such Unit. No Owner or occupant of any Unit shall play or permit to be played any musical instrument, not operate or permit to be operated a phonograph, television, radio, sound amplifier or any other electronic equipment in such Owner's Unit in such a manner as to disturb or annoy other residents."

3. ODORS:

Section 6.2 of the Rules and Regulations for Four Turnberry Place states that, "No noxious or unusual odors shall be generated in such quantities that they permeate to other Units and become annoyances or become obnoxious to another Owner or resident. Normal cooking odors, normally and reasonable generated, shall not be deemed violations of this regulation."

4. NUISANCES; ILLEGAL ACTS:

Section 6.8 of the Rules and Regulations for Four Turnberry Place states that, "Nothing shall be kept or permitted to be kept in a Unit which will increase the insurance rates of the Association or obstruct or interfere with the rights of any other Owner or the Association. No nuisances or illegal acts shall be committed in a Unit or upon the Common Elements."

5. **NUISANCES:**

Per the CC&R's Section 7.4, "No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere within the Condominium Project, and no odor shall be permitted to arise there from so as to render the Condominium Project or any portion thereof unsanitary, unsightly, or offensive. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Common Elements or other Unit so as to be offensive or detrimental to any portion of the Common Elements or other Unit or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, large power equipment or large power tools, unlicensed off-road motor vehicles or other items which may unreasonably disturb other Owners or their tenants shall be located, used or placed on any portion of the Condominium Project without the prior written approval of the Board. Alarm devices used exclusively to protect the security of a Unit and its contents shall be permitted, provided that such devices do not produce annoying sounds or conditions as a result of frequently occurring false alarms. No actions undertaken by the Declarant or its contractors or agents shall be deemed a violation of this Section 7.4".

6. **VIOLATIONS:**

All violations will be handled in the manner prescribed in Section 18 of the CC&R's. A violator will be given written notice of the offense, a term in which to correct, the ability to hold a hearing and subsequently levy fines for noncompliance.