

D. General Common Elements

1. Prohibitions: Placement and storage of any and all residents' personal property on **any** part of the General Common Elements is prohibited without prior consent of the Board of Directors.
 - a. Additionally, and specifically, pursuant to Rhode Island Fire Safety Codes, Section 8, Means of Egress, Chapter 7 states (in part):
7.2.8.9.2 Maintenance of fire escape stairs shall include:
(1) Exit access shall remain clear and unobstructed at all times.
 - b. The Village's property and casualty master policy insurance carrier requires that all means of egress, including hallways and stairwells, be completely free of any personal or association property in order to provide unobstructed means of escaping the perils of fire and smoke.
 - c. Residents shall keep obstructions off of the grassy areas so as not to interfere with grass cutting.
2. Landscaping: The Village at Mount Hope Bay Landscape Policy and the Plant Material Standards cover all aspects of landscaping within the condominium and should be consulted for more detailed information.
 - a. The Association is responsible for maintaining the personal garden areas within approximately 10-15 feet of the town house foundations, including mulching, pruning, weed inhibitor application and hard edging. Unit owners wishing to maintain their own personal garden areas may opt out of these services by notifying Property Management and the Landscape Committee.
 - b. Vine-like plant materials that climb onto, into, or around wooden building structures are not allowed in personal garden areas.
 - c. Board approval is required for substantial landscape modifications to personal garden areas, i.e., an expansion of an existing planting area by more than 10 square feet. All personal garden areas that have been substantially modified, whether before or after January 1, 2011, must be fully maintained by their Unit Owners.
 - d. Residents may not give any verbal requests or directions to the landscape workers. All requests must be in writing to the Property Manager.
3. Smoking: Smoking is prohibited in the common areas that are within enclosed buildings and on the decks and patios of these buildings and on other buildings with stacked units. Smoking is also prohibited within fifteen feet of the entrances to the Mid-Rise Buildings and the Clubhouse.