



WELCOME TO THE LORILLARD LOFTS CONDOMINIUM COMMUNITY

The following rules and regulations have been established for the enjoyment and safety of everyone at the Lofts. We ask that you and your guests please adhere to the rules of our community, practice common courtesy and be a good neighbor in the place you now call home.

Residents not adhering to the Rules and Regulations of the Lorillard Lofts may be subject to fines and charges as deemed necessary by the Board of Directors.

48 HOUR NOTICE

Please remember that a 48-hr notice must be given to the Board of Directors in order to schedule access to the data-room (cable/internet), or the roof for HVAC service. For liability reasons, owners are not allowed on roofs. Only Licensed and insured contractors are to work HVAC units

MOVE IN/MOVE OUT POLICY

If you are moving in or out of the building, please use the loading dock, or enter through the parking garage doors. Doors are not to be propped open for an extended period of time. The Lobby is not to be used for moving items in and out of the building due to wear and tear.

PET POLICY

Pets are to be kept on a leash at all times when in the common areas. Please be sure to pick up after your pets and keep them in the grassy areas versus the landscaping.

TERRACE

The terrace and the side courtyard are for everyone's enjoyment. Therefore, please do not wash your animals or other items in these locations. On the terrace, there is an extra hose that residents can use for washing animals, cars, or equipment but it must be done on the side of the terrace in the parking lot.

COMMON AREA

Only the Board of Directors or the people they appoint, are allowed to maintain, change, or alter common areas. If someone does not adhere to this rule and is found to be tampering with common elements they will be subject to stiff fines.

It is also important to pick up after yourselves in these areas. Please do not leave trash, cigarette butts, or spills for others to clean. Those things are your responsibility.

PARKING

Residents have assigned parking spaces inside the garage. Additional parking spaces can be rented on a month-to-month basis inside the garage for \$25 per month as availability allows. Small trailers can be stored in the storage area upon Board approval and assignment of space.

Lorillard Lofts

Please reserve outdoor parking spaces under the awning for vehicles that are moved often. No long-term parking under the awning please.

No trailers, campers, or commercial vehicles are to be parked outside. The exceptions to this are commercial vehicles belonging to contractors or circumstances where the Board has given prior approval.

NOISE POLICY

If a resident has a noise complaint, the Board encourages one to first try to address it with your neighbor. If the noise continues, or your neighbor is uncooperative, then contact a member of the Board of Directors to witness the noise firsthand. Afterwards, a warning will be issued to the owner of the unit. If the noise continues, a fine will be issued until the issue has been remedied or the Board feels that additional action is to be taken.

CONTRACTORS

To keep noise disturbances to a minimum while work is being done in a unit, work is to be done between the hours of 8:00 am and 6:00 pm unless otherwise cleared with the Board.

DISPOSING OF LARGE ITEMS

If leaving large items outside of the dumpster to be thrown away, please call 311 for pickup. Anything being thrown in the dumpster must fit inside of it with no pieces sticking out of it.

SHORT TERM RENTALS

No operation of Airbnbs are allowed. Residential units are not allowed to be used for transient, motel or hotel uses. The Board defines short term rental as stays shorter than 6-months.

SATELLITES

No satellites are allowed.

FITNESS CENTER

Fitness center hours are from 6:30 a.m. to 10:00 pm. No pets or children under the age of 18 are allowed. It is highly recommended that you have a doctor's approval before exercising. Please contact the Board if you find a piece of equipment that is broken or needs repair.

Please contact any of the following officers on your Board of Directors for questions or concerns:

Sonia Scorsoni, President, 859.433.5024, sonia@scorsonigroup.com
Justin Stodola, Vice-President, 859.492.9865, justin.stodola@gmail.com
Michael Strawser, Secretary, 513.253.1763, mjstrawser@gmail.com
Douglas Korn, Treasurer, 859.940.9440, lolo201finance@gmail.com
Randy Blankenship, Director, 859.333.7506, randallb930@aol.com