

700 Graceland Condominium Association

Balcony rehabilitation project is now nearly completed.

All remaining concerns are being addressed by the Holton Brothers crew.

If you have any additional concerns, please notify NSM so that all will be completed next week.

Please remember that in order to comply with the warranty on the painting and repairs by Holton Brothers on your balcony:

NO bare metal plant hangers, holders, or hooks may be attached to the metal balcony railings. All containers and holders must be padded with plastic, heavy felt, or rubber like spacers pads that can be used under the metal hangers to limit the metal-to-metal contact that could potentially damage the paint. This could void the warranty on the work and any repairs would then be charged back to the owner.

From the 2023 Rules and Regulations:

15.1 Each Resident is advised that the balcony of the Condominium Unit is a limited common area under the Declaration of Condominium Ownership and By-Laws. As such, this space is not for storage.

15.2 Only patio furnishings are allowed on the balcony. Seasonal storage of barbecue grills, lawn chairs and other items usually associated with balconies is permitted.

15.3 Residents are cautioned against leaving furnishings and barbecues unsecured, in the event of high winds. Injuries or property damages caused by falling objects are the responsibility of the Unit Owner.

15.4 If any Unit balcony is damaged, for any reason, it will be the Unit Owner's responsibility to pay the costs incurred to repair the damage.

15.5 Residents will keep the balconies clean, orderly and free from clutter.

15.6 Balconies may not be decorated, enclosed, altered or the appearance changed in any way without the prior written consent of the Board. No holes may be made in the brickwork, floor or ceiling for ornamentation or any other purpose. Wind chimes are not permitted. Carpets and wood decks or any other floor covering are not permitted.

15.7 A drip pan tray should be attached to all plants and flowers. Flower boxes may not be hung on the outer side of the balcony railing, but may be hung on the inside or placed on the surface of the balcony with proper drainage drip tray.

15.8 Outdoor cookers and grills must be used with extreme care and consideration for others. Excessive smoke will not be allowed. Propane gas or electric grills are permitted. Charcoal cooking devices of any kind are not permitted.

15.9 Unit Owner will be held responsible for any damage caused to the Unit balcony or other property or for injury caused by grilling, including smoke damage.

15.10 Clothing, sheets, blankets, laundry and similar objects will not be hung out or exposed on balconies.

15.11 No smoking materials may be discarded from the balconies at any time.

15.12 Balconies must not be used as pet runs.

15.13 Banners may be hung on balconies but they not may extend beyond the Owner's balcony space.

15.14 Permanent planters are not to be installed on the balconies. Only potted plants are permitted on the balconies.

15.15 Portable propane heaters and gas lamps are prohibited from being used or stored on the balconies at any time.