



METROPOLIS
4307 Gallatin Street
Hyattsville, MD 20781

December 7, 2020

MEMORANDUM

TO: ALL RESIDENTS AND UNIT OWNERS, ROCKLAND RUN
FROM: METROPOLIS CONDOMINIUM MANAGEMENT INC.
RE: DOG/NOISE CONCERNS/INSURANCE DEDUCTIBLE INCREASE

Dear Owners and Residents:

As more people are home during the day, the Board and Metropolis have received an increasing number of complaints regarding dogs and noise. The Board felt that a reminder of what the Association's documents state: we have included the full sections on the other side of this memorandum.

While there is a nominal amount of noise to be expected when living in the buildings, each homeowner is entitled to quiet enjoyment. If your dog is constantly barking, or barks each time someone walks by in the hallway, this is deemed to be a nuisance. If your dog is outside off a leash, this is a violation. During these times, we have to ask that each homeowner is even more aware of what impact their sounds and actions can cause to your neighbors. If a homeowner is found to be in violation of the rules, the Board may apply a fine of \$150 per incident.

The same is true with general noise. While many children are home and normal avenues for spending the day are closed, other homeowners are now telecommuting. Others are home due to parts of the work force being told to stay home. Between energetic feet, video/phone conference, and televisions, a lot of noise can build up. This is why it is very important that everyone is mindful. The By-Laws speak that each home must have 70% of their floors covered with either carpet or rugs.

Additional, per recent Maryland legislation effective October 1, 2020, owners will be responsible for the first \$10,000 of any claim regarding an insurable peril originating in their unit. This represents an increase from the current deductible of \$5,000. We ask that owners review their homeowners' insurance policy to ensure adequate coverage for this upcoming deductible increase. Why is this important? If an insurance claim starts from your unit, regardless of your action or lack of action, YOU must pay for the first \$10,000 of the repairs. Having your owner's insurance policy updated for this requirement will save you money if a claim ever starts from your unit. Thank you for taking the time to speak with your insurance carrier to ensure you have proper coverage.

As we move forward into the Holiday Season, the Board that everyone cognizant of how they can affect one another. We hope that everyone remains safe and healthy, and wish everyone the best in the upcoming month and new year.

Article VIII Rules and Regulations

- 3) *The maintenance, keeping, breeding, boarding and/or raising of animals, of any kind, regardless of number shall be and hereby is prohibited within any Condominium Unit or upon any Common Elements, except that this shall not prohibit the keeping of orderly domestic pets such as dogs, cats and/or caged birds, provided that they are not kept or maintained for commercial purposes or for breeding. The Board of Directors may limit the number pets that can be kept in any single unit. Only Unit Owners who reside in their units shall be allowed to keep pets as aforementioned; tenants shall be prohibited from keeping pets with the Condominium. Pets shall not be permitted upon the Common Elements unless accompanied by an adult and unless they are carried or leashed. Any Unit Owner who keeps or maintains any pet within his Unit shall be deemed to have identified and agreed to hold the Council each of its members and the Declarant and Managing Agent free and harmless from any loss, claim or liability of any kind character whatever arising by reason of keeping or maintaining such pet with the Condominium. All pets shall be innoculated as required by law. The Board of Directors shall have the right to order any person whose pet is a nuisance, to remove such pet from the premises and the Board of Directors, after affording the right to a hearing to the Unit Owner affected shall have the right to declare any pet a nuisance, and to order that the pet be removed.*
- 4) *Unit Owners, residents and lessees shall exercise extreme care to avoid unnecessary noises or the use of musical instruments, radios, televisions and amplifiers that may disturb other Unit Owners. All walking areas (except in kitchens and bathrooms) and 70% of all floor areas in each Unit must be covered by carpets or rugs.*