

# L'Amourita House Rules and Rental Process

Updated March 1st, 2008

## Parking Costs

The L'Amourita has limited parking spaces for rent.

- a. Three outside spaces on the North side of the building  
Cost = \$35.00 per month
- b. Three garage spaces on South side of building  
Cost = \$50.00 per month

## Eligibility Requirements and Request Process

1. Only Live-in Homeowner's are eligible to rent spaces when available
2. Spaces are rented on a first come, first serve basis. Currently, all spaces are occupied.
3. If you would like to be placed on a waiting list, email the BOD at [bod@lamourita.com](mailto:bod@lamourita.com).
4. No subleasing is allowed if there is a waiting list

## Parking Rules

1. Cars are not allowed to park in common areas behind the building.
2. Cars and/or storage should reside entirely inside the rental space and/or garage walls
3. No double parking allowed
4. No blocking of other car parking spaces to allow easy in/out access
5. If these rules are not met, it could result in the revocation of the assigned rental space.

**GARBAGE:** Please be conscious and considerate. The dumpster and recycle are shared by 21 units.

Do not add garbage to a full dumpster. We get fined when lids are not flat, and garbage blows around.

Be aware of filling the dumpster for maximum capacity. Tap down, fill holes, and break down bulky items.

Owners must use recycle bins, but please be aware and do not put non-recycle materials in.

No construction or moving-out debris.

Boxes must be broken down and recycled.

If recycle bins are full, please do not put recycle materials in garbage bin. (hold on to recycle material until bins are empty or take to dump; its free)

Please pickup any loose garbage around the area.

Debris cannot be left outside the dumpster—it will not get picked up.

#### LAUNDRY:

Must be completed in a timely manner.

Don't let the outside laundry doors slam shut, particularly in the mornings and evenings.

Clothes should be removed from lines within 24 hours or as soon as dry.

Remove clothes from laundry area, rather than leaving in the dryer or on the table.

#### BUILDING:

Supplies, tools, maintenance materials, home improvement materials should not remain in common areas for more than one week.

No Furniture or other objects/materials that will cause damage to roof surfaces or balconies.

#### SAFETY:

Tenants are responsible for maintaining their units to minimize the risk of fire, rodents and insects.

Keys to all doors (e.g.; inside front, outside front and back doors, and storage spaces) must be provided to the cooperative.

Operable fire extinguishers must be stored in each vestibule.

Unit owners must maintain operable smoke alarms.

#### NOISE:

Noise must be kept at levels acceptable to building neighbors. 10PM-8AM is quiet time.

Be aware that acoustics magnify in Westside breezeways.

#### SUBLETTING:

If a unit owner is planning to sublet, the Board must be provided a written statement showing that the resident has read and will abide by house rules. If tenant does not abide by house rules, the owner will be held responsible and the Board may require that tenant be evicted.

A tenant has up to 4 years to live in the sublet unit. After that time the owner must be living in the unit or sell it.

#### COMMON AREAS:

Porches and approaches must be kept clear.

There is to be no storage of items in vestibules or other common areas.

No modifications can be made to common appurtenances without board approval, including all windows.

There is to be no blocking of other spaces in parking areas.

No structural or mechanical modifications to leased spaces may be made without approval from neighbors.

#### OTHER OWNER RESPONSIBILITIES:

Unit owners are responsible for maintaining interior surfaces (paint and wall covering), plumbing and heating. In the event of damage, the cooperative is responsible for plumbing and electrical that is interior to wall/ceiling, framing, and gypsum wallboard.

Damage repair to any unit shall be at the expense of the unit owner responsible for the damage.

Except for emergency repairs, 24 hours written notice must be provided each unit before shutting building water off.

#### PETS:

No dogs allowed.

Cats must be spayed or neutered.

#### MAINTENANCE PAYMENTS

Maintenance payments are due on the first of every month. Payments received after the 10th of the month will be subject to interest at 1 1/2% per month, plus a late fee of \$50, for every month there is a delinquent balance.

Please send payments to:

L'Amourita Cooperative Association  
2915C Franklin Ave E.  
Seattle, WA 98102

[bod@lamourita.com](mailto:bod@lamourita.com)

#### PENALTY

If any of these rules are broken or if there is a late payment of the homeowner dues of over a month, the association reserves the right to give a 20 day notice to vacate to said tenant.