

By-Law/Rules Information for August

Controlling Noise Throughout Our Community

Life in a multi-dwelling living space has the potential to be a noisy experience. Beyond the obvious need to show basic courtesy for our neighbors by considering the volume of our televisions and entertainment systems (and the noise introduced by social gatherings or contractor repairs and improvements), our by-laws provide specific requirements intended to support a more peaceful environment throughout our community. In June we discussed the requirement for 75% floor coverage. I wanted to follow up with respecting the noise levels in common elements and in our units.

Excerpt from Rules:

No Unit Owner or occupant shall make or permit to be made any disturbing noise in the Common Elements or in the Units by the Unit Owner, or the Unit Owner's family, friends, tenants, employees, servants, or invitees nor permit anything to be done by any such persons as would interfere with the rights, comfort or convenience of other Unit Owners or occupants. No Unit Owner or occupant shall play or allow to be played any musical instrument, radio, TV, stereo, tape recorder or the like if the same shall unreasonably disturb or annoy any other Unit Owners or occupants. Without limiting the general applicability of the foregoing, the following times shall be maintained as "quiet hours" during which additional noise restrictions may be required by the Board of Directors: 10:00 pm to through 7:00 am Monday through Friday and 11:00 pm through 8:00 am Saturday and Sunday.

These are not the contractor's hours when work can be done.

- Work by contractors within Units and any construction related work within Units that may cause noise or other disturbance may only be performed between the hours of 8:00 am – 6:00 pm Mondays through Fridays and 9:00am-1:00pm on Saturdays. Advanced notice should be given to neighbors when work is being done on a Saturday. Any unit located directly above any of the first-floor commercial units within

Condominium 1 or 2 or 3 at the Colonnade must provide the commercial unit owner with a minimum of 5 days advanced notice of any construction work which will create noise disturbances during normal business hours which are 9 am – 5 pm, Monday – Friday.

Additional noise rules can be found at [Rules and Regulations – The Colonnade \(kentlandscca.com\)](#)

If you have any questions, please contact the management office at colonnade@abarisrealty.com or the Colonnade Board of Directors at board@kentlandscca.com.