

AMBASSADOR ROOF GARDEN POLICY

The following Roof Garden Policy was adopted on May 12, 2015. This policy supersedes any prior decisions in regard to the Roof Garden at The Ambassador Condominiums.

The Roof Garden is a shared common area and the use of this space is at the sole risk of Owners, Tenants, and their guests. All guests must be accompanied by the Owner or Tenant. All Owners and Tenants must sign an Acknowledgement of Risks and Release/Waiver of Claims prior to access. Access to the Roof Garden will be denied to any unit that does not have a current Liability Insurance Certificate on file.

Violations of any of the following may result in a fine. Violators may also be barred from using the roof garden for a period of time to be determined by the Board.

1. There are no restrictions in hours of use; however, quiet must be observed between 10 PM and 8 AM.
2. There is a 10 PM curfew for anyone under 18 if not accompanied by an adult; children under 12 must be with an adult at all times.
3. All rules applicable to other common areas apply. (For example, propping open doors, allowing unknown persons to trail you onto the roof garden, loaning your fob to others, etc. are prohibited,)
4. The following are not allowed:
 - smoking
 - pets
 - storage of personal items
 - fires
 - grilling or any other kind of cooking
 - access to the roof beyond the garden area
5. The area must be left clean; chairs and tables should be returned to their original places; all trash should be taken to the bins in the alley.
6. Reservations for Special Events are made through the signup sheet posted on the bulletin board. Events cannot preclude use of the garden by other residents. The maximum occupancy of the roof garden is limited to 49 people as specified by the Portland Fire Department.