



Beebe & Runyan Condominiums Rooftop Deck & Atrium Skylight Policy

Revised July 31, 2013

The rooftop deck at Beebe & Runyan is a valued amenity of our community that must be enjoyed safely and respectfully. Climbing over the deck-railing and walking around on the building's roof is dangerous, and damaging to the rubber mat that serves as our primary weather barrier. Likewise, climbing onto or walking on the atrium skylight is very dangerous and can damage these windows. Consequently, such recreational activities cannot be allowed, and this document describes the policies and procedures that will be followed to ensure the rooftop safety of residents and guests, as well as the longevity of the building's roof.

1. While on the Beebe & Runyan rooftop deck, residents, guests, and/or tenants are not to leave the enclosed deck area for any reason whatsoever.
2. No residents, guests, and/or tenants are permitted to climb on the atrium skylight, or to walk on or near the window seal of the skylight. No exceptions.
3. Homeowners needing to leave the enclosed deck area for maintenance issues (e.g., AC/Heating system) must first contact Jeff Armstrong in the front office. Jeff will accompany the homeowner/inspector to the roof and unlock the access gate.

Failure to comply with these guidelines will result in a \$300 per person, per occurrence fine. This fine will be assessed to the homeowner involved, and a failure to pay the fines incurred will result in a lien being placed on the condominium unit.