



**PIER 3 CONDOMINIUM**  
**VISITOR'S INFORMATION**  
Highlights of the Rules and Regulations

Welcome to Pier 3 Condominium. Pier 3 is a premier waterfront property listed on the National Register of Historic Places, is recognized as a Gold Star Community by the Delaware Valley chapter of the Community Associations Institute and is a unique Philadelphia living experience.

This information sheet is designed to give all prospective buyers and residents a synopsis of the Rules and Regulations of the Pier 3 Condominium Association. This is not meant to be all-inclusive, and the condominium documents and the published Rules and Regulations govern in all situations. The Regulations are enforced to ensure the Building Standards and the Pier 3 Residents' enjoyment of the Community.

- As a buyer, you will receive a complete document package. Please use that information to assist you in making your decision to purchase a residence at Pier 3. Details in regard to the Pier 3 Amenities and guidelines are inclusions in this package.
- Use of Condominium Unit – A unit is to be used as a private residence. A Unit may not be used for Commercial Purposes.
- Unit Owners and Tenants are subject to the rules and regulations of the Pier. Landlords are required to present a copy of the rules and regulations prior to the signing of a lease. The Pier 3 Landlord Lease Addendum as well as a copy of the Lease must be provided to the on-site Manager.
- Parking – There is one space available for each unit. Parking is unassigned, with the exception of deeded parking designations. Guest parking is limited, and overnight parking is not available for visitors. Pier 3 Courtesy Officers will review all vehicles parked in the Pier 3 garage, to ensure that guest cars have departed the garage. This policy is enforced to ensure parking for the Pier 3 Residents.
- Pets – Tenants are not permitted to have a dog(s). Owners may have standard domestic animals (dogs, cats, fish, and birds). Pets must be of reasonable size that is suitable for condominium living, in accordance with the Rules and Regulations. No more than two pets of any kind, other than fish, are allowed. It is important that all pets be registered with the Property Manager.
- Moves – All Move-ins or Move-outs must be scheduled for Monday-Friday from 9am-5pm and Saturday 9am-1pm. A move is defined as transporting items in or out of the building for the purpose of establishing or vacating a residence. A Courtesy Officer will be assigned to every move-in/out to ensure that you and your movers have assistance with the access gate, loading zone and elevators. It is imperative that a Move-in or Move-out be scheduled at least 48 hours in advance by way of the submission of a Pier 3 Access Notification form, available on the Pier 3 website and at the Concierge desk. Additionally, a move in fee (\$200.00) must be presented with the Access Notification. Exceptions cannot be made to this schedule, so it is important to convey the available moving times to your moving company. If your moving company cannot guarantee that the move will be completed during the permitted hours, it will be necessary to reschedule.  
  
If you are receiving the delivery of furnishings or appliances or are removing these items for disposal or donation, please submit the Pier 3 Access Notification form. The \$200 moving fee is not required, but the Pier 3 staff will assist with the preparation of the elevators for the conveyance of these items.
- Renter Documents – Renters must have all required documents on file before scheduling a move in. This includes a signed copy of the lease and lease addendum as well as an affidavit from the owners that the appropriate reference checks were completed.
- Owners and Tenants must provide the Manager with a completed Resident Information and Vehicle Registration forms. The information should be updated as changes are made to this information (change in telephone # or vehicle.)