

## RULES AND REGULATIONS

### Obstructions

1. The sidewalks, entrances, passages, courts, public halls, vestibules, corridors, and stairways of the project shall not be obstructed or used for any other purpose than ingress to and egress from the units in the project. Fire exits shall not be obstructed in any manner.

### State of Maintenance

2. Each unit owner shall keep his or her unit, and any area to which he or she has sole access, in good state of preservation and cleanliness.

### Window Coverings

3. No shades, venetian blinds, awnings, or window guards, shall be used in or about any unit without the prior written approval of the executive board or the managing agent.

### Building Exterior

4. No awning or radio or television aerial shall be attached to or hung from the exterior of the project, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of the project, without the prior written consent of the executive board of the managing agent.

### Ventilation and Air-Conditioning Systems

5. No ventilator or air-conditioning device shall be installed in any unit without the prior written approval of the executive board or the managing agent as to the type, location, and manner of installation of the device. No unit owner shall permit any device to leak condensation, or to make any noise that may unreasonably disturb or interfere with the rights, comforts, or conveniences of any other occupant of the building. If any device becomes rusty or discolored, the unit owner shall have it painted in a good workmanlike manner in the standard color selected by the executive board for the building. If the unit owner fails to keep any such device in good order and repair and properly painted, the executive board or the managing agent, after giving the unit owner notice and reasonable opportunity to cure the problem, may remove and/or repair any offending device, charging the cost of removal/repair to the unit owner.

## Electric Equipment

6. All radio, television, or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all the rules, regulations, and requirements or recommendations of the local fire authorities and the insurance underwriters. The unit owner shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in the unit owners' unit.

## Lightweight Vehicles

7. No bicycles, scooters, motorcycles, or similar vehicles, shall be taken into or from the project through the main entrance and no baby carriages or any of the above-mentioned vehicles shall be allowed to stand in the public halls, passageways, courts, or other public areas of the project.

## Noise

8. No unit owner shall operate or permit to be operated in the owner's unit any phonograph, radio, or television set, in a manner as to disturb the other occupants of the project. No unit owner shall practice or permit to be practiced in the unit, either vocal or instrumental music for more than three hours in any day or between the hours of 8:00 p.m. and the following 9:00 a.m.

## Use of Common Elements By Children

9. Children shall not play in the halls, elevators, vestibules, stairways, firetowers, or any of the exterior landscaped areas.

## Animals

10. No bird, reptile, or animal shall be permitted, kept, or harbored in the project except as a pet and unless the same in each instance shall be expressly permitted in writing by the executive board or the managing agent, and this consent, if given, shall be revocable by the executive board or the managing agent in their sole discretion, at any time, if they in their discretion determine said pet to be a nuisance. In any case, the presence of cats and/or dogs as pets shall not exceed one dog and one cat or two dogs or two cats. Further provided, in no event shall the weight(s) of either any one (or two combined) cat(s) and/or dog(s) exceed seventy pounds.

## Moving and Deliveries

11. Owners or occupants of a unit, when moving in or out of the building, and their employees and agents and movers, and deliveries of supplies, goods, and packages of every kind are to be delivered to the units only through the rear entrance of the building designated for that purpose and at such reasonable times as may be directed by the executive board or the managing agent.

## Garbage in the Building

12. No refuse from the units shall be sent to the basement or any other area of the building except at such times and in such manner as the executive board or the managing agent may direct.

## Water Outlets

13. Water closets and other water apparatus in the project shall not be used for any purposes other than those for which they were designed, nor shall any sweepings, rubbish, rags, or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus in the unit shall be repaired and paid for by the owner of the unit.

## Use of Condominium Employees

14. No occupant of the project shall send any employee of the executive board or of the managing agent out of the project on any private business.

## Pest Inspection

15. On giving seventy-two (72) hours notice to the unit owner, the agents of the executive board or the managing agent, and any contractor or workman authorized by the executive board or the managing agent, may enter any room or unit in the project at any reasonable hour of the day for the purpose of inspecting the unit for the presence of any vermin, insects, or other pests and for the purpose of taking any measures as may be necessary to control or exterminate the vermin, insects, or other pests.

## Outside/Common Area Cooking

16. No cooking shall be permitted in any outside area of the project nor in any other area not especially constructed and equipped therefor approved by the executive board for such purpose.

### Passkeys

17. The executive board or the managing agent may retain a passkey to each unit. The unit owner shall not alter any lock or install a new lock on any door leading to the unit without the prior written consent of the executive board or the managing agent. This consent shall not be unreasonably withheld. If consent is given, the executive board or the managing agent shall be provided with a copy of the key.

### Parking

18. No vehicle belonging to a unit owner or to a member of the family or guest, tenant, or employee of a unit owner, shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the project by another vehicle.

### Storage Space

19. The Executive Board or the managing agent may from time to time curtail or relocate any space devoted to storage or service purposes in the basement of the project.

### Complaints

20. Complaints regarding the service of the project shall be made in writing to the executive board or to the managing agent.

### Amendments

21. Any consent or approval given under these rules and regulations may be added to, amended, or replaced at any time by resolution of the executive board.

### Storage Room

22. Any equipment in the storage room in the building shall be used in such manner and at such times as the executive board or the managing agent may direct.

### Refuse

23. Unit owners will faithfully observe the following procedures with respect to the use of refuse containers:

- (a) Wrap dust, floor, and powdered waste in compact packages before depositing same.
- (b) Thoroughly drain and wrap in paper all garbage before depositing the same.
- (c) Crush into tight bundles all loose papers before depositing the same in the container.
- (d) Refrain from depositing waste of an explosive

- nature therein.
- (e) Place all refuse in plastic trash bags.

#### Use of Roof

24. Except for necessary maintenance, unit owners, their families, guests, servants, employees, agents, visitors, or licensees shall not at any time or for any reason whatsoever enter on or attempt to enter on the roof of the project.

#### Decorating/Using Common Areas

25. No common area shall be enclosed, decorated, landscaped, or covered by any awning or other device or otherwise used for a unit owner's particular use without the consent in writing of the executive board or the managing agent.

#### Inflammables

26. No unit owner or any of his or her agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his or her unit any flammable, combustible, or explosive fluid, material, chemical, or substance, except for normal household use.

#### Entrusting Keys

27. If any key or keys are entrusted by a unit owner or by any member of his or her family or by an agent, servant, employee, licensee, or visitor to an employee of the executive board or of the managing agent, whether for the unit owner's unit or an automobile, truck, or other item of personal property, the entrusting of the key shall be at the sole risk of the unit owner and neither the executive board nor the managing agent shall be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.