

RULES AND REGULATIONS

Schedule "A" To Bylaws Of
509 Elm Place Residences, A Condominium

Effective _____, 1998

1. No article shall be placed or allowed to remain in the walkways, entrances, hallways or stairways of the Building, or on the walkways or greens around the Building, nor shall anything be hung or shaken from the balconies, windows, walls, fences, the General Common Elements or the Limited Common Elements.
2. The areas and walkways around the Building and the entrances, elevator and stairways of the building and hallways and entrances to the Units shall not be obstructed or used for any purpose other than ingress to and egress from the Units.
3. Children shall not be allowed to play in the entrances, stairways or hallways, or elevator of the Building.
4. No Owner shall produce or permit to be made any noises or noxious odors that will disturb or annoy the occupants of the Units or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Owners.
5. Trunks, furniture, appliances and heavy baggage shall be taken in or out of the Building by the designated route to and through the elevator and at the time designated by the Board for that purpose, and through the designated entrance only. However, large articles may, of necessity, be transported through the Building lobby so long as prior arrangements are made with the Building manager. All moving shall require prior reservation of the elevator with the Building manager. No Owner shall do any act or place any object in his or her Unit which would create a structural hazard or endanger the structure of the Building or adjacent Units, nor shall any Owner construct or maintain any object in his or her Unit which exceeds the maximum weight-bearing capacity of the Building, which amount may be obtained from the Building manager upon request.
6. All deliveries to and from any Unit shall be made only through the courtesy desk. Deliveries of furniture and other large items shall be moved from the basement.
7. No entrances, hallways, balconies, storage areas or any portions of the General Common Elements or the Limited Common Elements shall be decorated by any Owner in any manner without the prior written consent of the Board or building manager.
8. No exterior shades, awnings, reflective window film, window guards, ventilators, fans or air-conditioning devices shall be installed or used in or about the Building. General Common Elements, Limited Common Elements, or balconies, except such as shall have been approved

by the Board. After approval, if an Owner shall fail to keep any such approved device in order, repair and proper appearance, the Board or Building manager may remove such device, charging the cost of removal to the Owner; and the device shall not be replaced until it has been put in proper condition, and only with the further written consent of the Board or Building manager.

9. No sign, notice, advertisement or decoration shall be inscribed or imposed on or projected from any window, door or other part of the building, except such as shall have been approved in writing by the Board or Building manager.
10. No radio or television aerial or satellite dish shall be attached to or hung from the exterior of the building or any balcony.
11. All garbage shall be disposed of in tied plastic bags in the garbage chute located on each floor of the Building. The garbage chute shall only be used between the hours of 8:00 a.m. and 9:00 p.m. oversized refuse and paper cartons shall be first disassembled, or cut into small pieces, prior to being placed in the garbage chute. If the Owner wishes to have large quantities of refuse and cartons removed, he or she shall notify the Building manager to arrange for pick up.
12. Each Owner shall keep his or her Unit in a good state of preservation and cleanliness, and shall not sweep or throw, or permit to be swept or thrown, or allow to fall therefrom, or from the doors, balconies or windows thereof, any dirt or other substances. No plants shall be watered on a balcony such that water overflows. Each Owner shall be responsible and liable for any item which falls or is thrown from such Owner's balcony. No smoking shall be permitted on the balconies or roof.
13. Water closets and other water apparatus in the Units shall not be used for any purposes other than those for which they were constructed nor shall any sweepings, rubbish, rags, paper, ashes, or any other article be thrown into the same. Any damage resulting from misuse or clogging of any water closet or other apparatus shall be paid for by the Owner in whose Unit it shall have been caused. All clothes washers shall use a low sudsing detergent.
14. Owners shall close all exterior windows and doors when necessary to avoid possible damage from storms or the elements.
15. Owners are reminded that alteration and repair of the exterior of the Building, balconies, Limited Common Elements and General Common Elements is the responsibility of the Board. No Owner shall do any painting or decoration of the exterior of the Building or any of the General Common Elements or the Limited Common Elements.

16. All damage to the Building, the General Common Elements or the Limited Common Elements caused by construction or repair activities within an Owner's Unit or by the moving or carrying or any article therein shall be paid for by the Owner responsible for such construction or repair activities or the presence of such article.
17. Water shall not be left running for an unreasonable or unnecessary length of time.
18. No Owner shall interfere in any manner with any portion of the plumbing, heating, air-conditioning or lighting apparatus which is part of another Unit, the General Common Elements or the Limited Common Elements and not part of the Owner's Unit.
19. No Owner shall use or permit to be brought into or stored in the Building any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles deemed hazardous to life, limb or property without in each case obtaining the prior written consent of the Board or the Building manager.
20. The Board may make such rules governing parking as the Board may determine to be necessary or desirable.
21. No trailers, boats, oversized recreational vehicles, campers or motorcycles are to be permitted on or in the parking areas or garage serving the Building.
22. No automobile belonging to an Owner, or to a member of an Owner's family, or employee or guests or an Owner shall be parked in such manner as to impede or prevent ready access to any garage or parking area serving the Building. The Owners, their employees, servants, agents, visitors, licensees and the Owner's family shall obey the parking regulations posted in the parking area and any other traffic regulation published in the future for the safety, comfort and convenience of the Owners.
23. To prevent sound impact noise, all owner's floors must be covered with rugs or carpets equal to 75% of the square footage of the entire floor area. All rugs/carpets must have padding underneath.

All hard surface floor material (wood, ceramic tile, marble, etc.) installed by owners must have sound insulation material (Tarquett/Gulfstar Quiet Cor or equivalent) installed underneath.

Floors may not be cut or drilled.

All floor modifications must have prior written consent of the board.

24. The exercise room and other available recreational facilities and public areas may be used by Owners and their guests. The Owners and their guests must abide by the rules of the

recreational facilities and public areas as posted in the recreational and public areas or hereafter published by the Board.

25. Owners shall be held responsible for the actions of their children, employees, agents, invitees, servants and their guests.
26. Each Owner shall comply with all security related procedures established by the Board. Any addition, alteration or modification to the security system or life safety devices installed in the Unit must have prior written approval of the Board and shall be coordinated with the Building security system. No security system utilizing tear gas, sirens or any items designed to emit a loud noise or offensive odor or to injure shall be permitted in any way.
27. Domestic household pets (such as dogs, cats or birds) not to exceed forty (40) pounds in weight may be kept or housed in the Building when expressly permitted in writing by the Board or the Building manager. Each Owner who desires to keep a pet in the Building shall apply in writing to the Board for permission to keep such pet, such permission shall not be unreasonably denied. In no event shall any pet be permitted in any of the public portions of the Building unless carried or on a leash. All pets shall enter and leave the Building only by the elevator. Each Owner who keeps a pet in the Building shall indemnify and hold all other Owners harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having such pet in the Building. Each Owner shall be responsible for the expense of cleaning or repair of any damage to any portion of the Building by such Owner's pet or pets. If a pet disturbs other owners by barking or biting or in other ways becoming obnoxious the Board or the building manager will give notice to the Owner of the pet to such cause such annoyance to be discontinued and if such annoyance is not discontinued and corrected, the Board may revoke its permission to keep the pet in the Building and the pet shall be removed from the Building. In no event may any Owner keep more than two (2) pets in any Unit.
28. No Owner shall engage any employee of the Board or the Building manager for any private business of the Owner without the prior written consent of the Board.
29. The Board and the Building manager may retain a passkey to each Unit, which key may be used only for entry to the Unit in a manner provided in the Declaration. no Owner shall alter any lock on any door leading into his or her Unit without the prior written consent of the Board. If such consent is given, the Owner shall provide the Board with a key for the Board's or Building manager's use.
30. Any consent or approval given under these Rules and Regulations by the Board shall be revocable at any time.
31. Complaints regarding the service of the Building and grounds or regarding actions of other Owners shall be made in writing to the Board.

32. The Board may delegate enforcement of any of all of these Rules and Regulations to its manager.
33. Grilling and barbecuing over an open flame shall not be permitted on any balcony or on the roof. Grills and barbecue equipment shall not be permitted on any balcony or roof.
34. In order to maintain the highest construction standards, any newly installed or remodeled flooring must meet the flooring specifications promulgated by the Association, in order to confirm that said flooring complies with applicable codes and ordinances, and that noise transfer between Units is decreased.
34. Any window coverings visible from the exterior of the Building may not be altered without the prior consent of the Board.
35. These Rules and Regulations may be added to amended, or replaced at any time by the Board.