

COVENANTS AND RESTRICTIONS

Each owner, invitee, relative, guest, or otherwise, hereinafter referred to as occupant of the condominium parcel, shall, in addition to the obligations and duties as set forth in the declaration of condominium, the by-laws or any amendments thereto, be governed by the following regulations:

1. All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. Such designation may be by separate letter or appropriate marking of the parking space or spaces by the owner's last name or apartment number. All commercial vehicles of any kind or description, campers, boats, and boat trailers, are specifically prohibited from any portion of the condominium property, unless placed in a proper storage unit designated to store these vehicles.

2. Each occupant shall maintain his apartment in good condition and repair, including all internal surfaces within or surrounding his apartment; and maintain and repair the fixtures therein. To promptly pay for any utilities which are metered separately to his apartment. Common areas of the building, such as hallways, stairs, stairwells, elevators, landscaped and grassed areas, shall be added only for the purpose intended. No articles belonging to the apartment occupants shall be kept in such areas, temporarily or otherwise.

3. Each apartment occupant shall maintain his apartment in a clean and sanitary manner. The balconies, porches, terraces shall be used only for purposes intended and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. No drying of laundry will be permitted outside of the occupants apartment, excepting in the laundry room.

4. No cats, dogs, or other pets are allowed to be kept in, on or about the condominium property except upon the terms, conditions, and specific approval of the Association or Management company.

5. Apartment occupants are reminded that alteration and repair of the apartment building is a responsibility of the association, except for the interior of the apartments. No exterior painting of doors or buildings, or additions such as screen doors or lighting fixtures or any other item whatsoever, and no alteration may be made of any interior boundary wall, without first obtaining written approval of the condominium association or management company.

6. No occupant may make or permit any disturbing noises in the building or on the condominium property, whether made by himself, his family, friends, guests or servants, nor do or permit anything to be done by such persons that would interfere with the rights, comfort or other conveniences of other occupants. No occupant may play or suffer to be played any musical instrument, phonograph, radio or television set in his apartment or on or about the condominium property between the hours of 12:30 A.M. and the following 8:00 A.M., if the same shall in any manner disturb or annoy the other occupants of the condominium.

7. No radio or television antenna or antennas, or any wiring for any such purpose may be installed on the exterior of any building or upon the condominium property without the prior written consent of the association or management company, if any, or the cable television company.

9. Each owner has the right to sell or lease his apartment provided that the proposed purchaser, or lessee, is first approved by the condominium association or the management company. Each new owner shall be bound by the provisions of the condominium declaration and these rules and regulations.

10. Except as may otherwise be required by the By-Laws of the Association, all official notices of the Condominium Association shall be mailed to each member at the address on file with the Association. No member shall make or permit to be made, any written typed or printed notices of any kind or type whatsoever, or post the same on the bulletin boards, mail or otherwise circulate to other members, which purports or represents to be an official act or notice of the Association or management company. Notices of a social nature or a purpose by a member in his capacity as a member to other members shall bear the signature of the member or members making or ordering such notices. Members making such notices shall be fully responsible for the contents thereof.

11. This condominium was built and shall be used for transient rentals. The rental agent, or the individual apartment owners, if they so desire, may rent their units on a daily, weekly, monthly or yearly basis. Additionally the owner of a rental office shall have the right, privilege, and duty of conducting a rental business, on the premises. In the event this is done, the rental agent shall be entitled to charge a fee for services rendered. This fee shall be agreed upon by the rental agent and the individual apartment owner; and the association shall have no right to involve itself or concern itself with the amount of said fee.

12. It is provided that the individual condominium unit owners may, if they desire to do so, remove the rental agent from his rights and duties. The condominium association by paying the rental agent all his direct costs; including his purchase price and cost of assets plus a profit of at least an amount equal to the cost of living index, and by a majority vote of seventy-five percent (75%) of the unit owners of the Condominium may remove the rental agent.