

SCHEDULE "A" TO BYLAWS

RULES & REGULATIONS

1. Insurability. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance of any of the buildings, or contents thereof, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done, or kept in his Unit, or in the Common Elements which will result in the cancellation of insurance on any of the Buildings, or contents thereof, or which would be in violation of any law.
2. Outside of Buildings. Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a Building and no sign, awning, canopy, shutter or antenna of any kind shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior consent of the Board of Directors.
3. Electric Wiring. No Unit Owner or Occupant shall overload the electric wiring in the building, or operate any machines, appliances, accessories or equipment to the heating or air conditioning system or plumbing system, other than those systems originally installed, without the prior written consent of the Board of Directors.
4. Plumbing Fixtures. The water closets, lavatories, sinks, and other apparatus shall not be used for any other purpose than those for which they were constructed, and no sweeping, rubbish or other substance shall be thrown therein.
5. Nuisances. No immoral, noxious or offensive activity shall be carried on in any Unit, or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises in the Building by himself, his tenants, his servants, employees, agents, or visitors, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. No Unit Owner shall play upon, or suffer to be operated a phonograph, television set, radio or other sound system in the premises if the same shall disturb or annoy occupants of the Buildings.
6. Structures. Safes, furniture, boxes or other bulky articles shall be carried up into the Unit only with the consent of the Board of Directors first obtained, and then only by the stairways or through windows of the Building as the Board may direct, and at such times and in such manner and by such persons as the Board of Directors may direct. No water beds will be allowed without the express approval of the Board of Directors. Safes and other heavy articles shall be placed by the Unit Owner in such places only as may be first specified in writing by the Board of Directors, and any damage done to the Building or to the occupants or to other persons taking a safe or other heavy objects in or out of the Unit, from overloading a floor, or in any other manner, shall be paid for by the Unit Owner or his lessee causing such damage.

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7. Laundry. No clothes, sheets, blankets, laundry or any kind of other articles shall be hung out of a Unit or exposed on any part of the Common Elements. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.
8. Trash. Trash, garbage, and other waste shall be kept only in black sanitary two mil poly bags, and shall be disposed on in a clean and sanitary manner as prescribed from time to time within the administrative Rules and Regulations of the Board of Directors. Nothing shall be hung from the windows, porches, or balconies or placed upon the window sills. Nor shall any rugs or mops be shaken or hung or on any of the windows, doors, decks, porches or patios.
9. Signs. No “For Sale”, “For Rent”, “Garage Sale” or “For Lease” signs or other window displays or advertising shall be maintained or permitted on any part of the Property or in any Unit. The right is reserved by the Developer and/or the Board of Directors, or its agent, to place “For Sale”, “For Rent” or “For Lease” signs on any unsold or unoccupied Units and “Sold” signs on sold Units.
10. Soliciting. Canvassing, soliciting and peddling on the Property is prohibited and each Unit Owner shall cooperate to prevent the same.
11. Outside Lighting. Only clear or white bulbs shall be used in outdoor lighting fixtures.
12. Pets. No pets will be allowed other than those approved by the Board of Directors, and which comply with any requirements for safety and health as specified within the Condominium documents.
13. Boats, Trailers, and Off-the-Road Vehicles. All vehicles, other than passenger cars, pickups, and vans, are required to obtain the written permission of the Board of Directors prior to being parked within the Condominium. The Board of Directors shall, at their discretion, have the right to designate parking areas for boats, trailers, etc., and furthermore, have the right to change that location from time to time. No vehicle shall be allowed with the Condominium property if, within the judgment of the Board of Directors, said vehicle constitutes a hazard, is a nuisance, is objectionable, or is left in an inoperable condition.