

ARTICLE XIVRULES AND REGULATIONS

For the purpose of creating and maintaining a uniform scheme of development and operation of the condominium project for the benefit of each unit owner, his respective personal representatives, heirs, successors and assigns, the common elements and each condominium unit shall be held subject to the following rules and regulations:

Section 1. (a) All leases of units shall be subject to the Declaration, Condominium Plat, By-Laws, and all rules and regulations adopted pursuant to Article XV of the By-laws, as each such document may be amended from time to time (collectively, the "Condominium Documents"), (b) any breach or violation of any Condominium Document by the tenant shall constitute a default under the lease, and (c) the tenant (as well as the landlord) shall be directly liable to, and subject to enforcement action(s) by, the council of unit owners for any breach or violation by the tenant of any Condominium Document. Each lease for a term of thirty (30) days or more shall be in writing and shall set forth, and provide for the tenant's acknowledgement of, each of the provisions of the preceding sentence. The owner of any unit leased for a term of thirty (30) days or more shall promptly deliver to the board of directors a copy of the form of lease used, and a copy of each amendment which is made thereto from time to time. The council of unit owners, through the board of directors, shall be entitled, but not obligated, to attorn to, and exercise, the rights of any unit owner, as the landlord under any written or oral lease of a unit, and upon any breach or violation by the tenant of any Condominium Document, the board of directors, after notice to the unit owner and tenant of such breach or violation, and the failure of such unit owner and tenant to correct the same within a reasonable time thereafter, shall be entitled, but not obligated, to summarily evict the tenant from the leased premises, subject to any applicable laws governing the speedy recovery of possession of lands or tenements in redress of a breach or violation of a lease.

Section 2. No advertisement, poster, sign or other informational material may be displayed upon any general or limited common element, except as authorized by the council of unit owners or as permitted by Article IX of the Declaration.

Section 3. No car, motorcycle, motor scooter, motorbike, moped or other motor vehicle or bicycle shall be parked or stored on or in any general or limited common element, except for the parking spaces and/or storage areas expressly provided for such purpose. Except as otherwise provided in Article IX of the Declaration, no commercial vehicle or inoperative vehicle of any kind shall be parked or stored on any parking area or other general or limited common element. For the purposes hereof, an

automobile shall be deemed inoperable unless it contains all parts and equipment, including properly inflated tires, in such good condition and repair as may be necessary for any person to drive the same on a public highway. No motor vehicle shall be washed, rinsed, waxed or repaired on the property.

Section 4. All unit owners, tenants and other occupants of the units shall comply with all terms, conditions, restrictions and provisions of the Condominium Documents. Furthermore, no noxious trade or activity shall be carried on upon the property, nor shall anything be done upon the property which may be or become (a) a violation of any health, fire, police, or other governmental law, rule or regulation, including, without limitation, the National Flood Insurance Act of 1968 and any regulations adopted thereunder, or (b) a nuisance or annoyance to the unit owners or neighborhood. Any violation of any law, order, rule, regulation or requirement of any governmental authority or agency, or of any term, condition, restriction or provision of the Condominium Documents, shall be remedied by and at the expense of the unit owner or unit owners whose unit or units are the subject of such violation.

Section 5. No noise, disturbing to the unit owners, shall at any time be made upon the property, and nothing shall be done or permitted to be done in or about the common elements, or any unit, that interferes with, obstructs or violates the rights, reasonable comforts or convenience of the unit owners.

Section 6. Nothing shall be kept in any condominium unit or limited common element which may in any way increase the rate of fire insurance on the property beyond the rate established therefor when and as used for the purposes permitted under the Declaration and By-laws; and further, nothing shall be done or permitted to be done that will conflict with any fire law, rule or regulation; specifically, but not by way of limitation, no gasoline or other highly inflammable material or substance shall be kept in any condominium unit or limited common element.

Section 7. No dog, cat, bird, fish or other animal of any kind shall be raised, bred or kept upon the property without the prior written consent of the board of directors. Furthermore, no animal permitted by the board shall be raised, bred or kept for commercial purposes, and no such animal shall be retained after notice from the board to remove it from the property for a reasonable cause, stated in the notice. All unit owners raising, breeding or keeping one or more animals shall comply with all applicable laws pertaining to the raising, breeding and keeping of such animal(s).

Section 8. The common stairways, walkways and parking areas shall be used for ingress and egress only, and children shall not be permitted to play therein or thereon, nor shall same be used in any manner for picnicking or cooking, or for permanent

or temporary storage of any article of personal property, or of any bottles, trash or garbage, nor shall any of the foregoing ever be permitted to remain or stand on the stairways, walkways or parking areas. Lawns and landscaped areas shall not be used for sunbathing, picnicking, play, or similar purposes. No grill or other cooking apparatus shall be operated in any vestibule or gallery.

Section 9. No portion of the common elements shall be in any manner defaced, nor shall same be utilized for the making of connections of any sort for radio, television, or other devices or equipment of any kind, all of which connections are specifically prohibited, except to the ordinary electric outlets furnished within condominium units and limited common elements, and except additional electric outlets which may be installed with the consent of the board of directors. Further, the common elements shall be used only for the purposes for which same were installed and none of said common elements shall be loaded or taxed beyond the capacity for which designed.

Section 10. No vermin, insects, or other pests shall be allowed to remain in any condominium unit or limited common element, nor shall any such unit or limited common element be permitted to remain in an unclean or unsanitary condition. In order to assure compliance with this subparagraph, the board of directors, its agents, servants, employees and contractors may enter any unit or limited common element at any reasonable hour of the day, after reasonable notice, for the purpose of inspecting such unit or limited common element (and any common element accessible from said unit or limited common element) for the presence of any vermin, insects or other pests, and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

Section 11. No bottles, trash or garbage shall be discarded or temporarily or permanently stored upon any common element, except in the disposal facilities provided for such purpose.

Section 12. Neither clothing, curtains, rugs, towels, or other articles shall be shaken from or on the windows, doors, galleries or general common elements, nor shall anything be placed on or hung from outside window, door, gate, vestibule, stairway landing, stairway or gallery sills, ledges or railings, or thrown from windows, doors, gates, vestibules, stairway landings, stairways, galleries or the general common elements.

## ARTICLE XV

### ADOPTION OF RULES AND REGULATIONS BY THE BOARD OF DIRECTORS

Section 1. Subject to the provisions of this Article XV, the council of unit owners, acting through the board of directors,