

913 RIDGEBROOK ROAD CONDOMINIUM
RULES AND REGULATIONS

1. Each Unit Owner (a) will observe all parking and traffic regulations promulgated from time to time by the Council of Unit Owners ("the Council"), (b) will park only properly tagged and functioning motor vehicles in the parking areas and will not permit or maintain any trucks, trailers, campers or boats in or about the parking areas, (c) will not permit the use of the parking areas for the washing, storage or repair of any motor vehicle, and (d) will provide the Council with the license plate numbers of Unit Owner's and its employees automobiles and shall notify the Council of any changes in such information within five (5) days after such changes occur. The Council shall have the right to have any non-complying vehicle towed away and stored at Tenant's risk and expense.

Those parking spaces designated for "Visitor Parking" shall be used only by guests, invitees and visitors to the Condominium. The Council may impose a per diem penalty against any Unit Owner or any of its employees who park their cars in those spaces designated for Visitor Parking.

2. The general common elements of the Condominium, including any sidewalks, ramps, passages, and stairways shall not be obstructed by any Unit Owner or used by any Unit Owner for any purpose other than ingress and egress from and to a Unit. The Council shall in all cases retain the right to control or prevent access thereto by any person whose presence, in the Council's judgment, would be prejudicial to the safety, peace, character or reputation of the Condominium.

3. No bicycles, motor scooters or any other type of vehicle shall be brought into the buildings of the Condominium.

4. All deliveries of furniture, equipment and supplies shall be made so as to minimize interference with other occupants of the Condominium building. The Unit Owner shall protect the Condominium building during the movement of all such furniture, equipment and supplies and shall pay the reasonable cost of repairing any damages to same.

5. No Unit Owner shall place any signs or advertising or notices anywhere within the Condominium, the building or any Unit without the written permission of the Council. A building directory shall be maintained in the lobby of the building. Each Unit Owner's name shall be listed on the directory. The Council, at its option, may allow additional listings for Unit Owners on the directory in accordance with such policies as the Council may from time to time adopt, including a requirement that a Unit Owner reimburse the Council for all costs incurred by the Council in installing additional directory listings for the Unit Owner.

6. No Unit Owner shall do anything which will interfere with the rights of other Unit Owners or in any way injure or annoy them or those having business with them.

7. Each Unit Owner agrees not to use, install and/or operate equipment or machinery which

produces music, sound, vibration or other noise which is audible beyond its Unit.

8. No Unit Owner shall possess, store or test materials which could cause fire or explosion or produce fumes, vapor or odors.

9. The Council shall not be responsible to any Unit Owner for any loss of property from a Unit or for any damage done to the effects of a Unit Owner by any of its employees, or by any other person or any other cause.

10. No Unit Owner shall permit any vending machines or other food services in its Unit without the written approval of the Council.

11. No birds, fish or other animals may be brought into the Condominium at any time.

12. Canvassing, soliciting, and peddling in or upon the Condominium are prohibited, and each Unit Owner shall cooperate to prevent the same.

13. The use of any Unit as sleeping or residential quarters is absolutely prohibited.

14. The Council may from time to time promulgate rules with respect to implementing reasonable methods for affording after-hours access to the Condominium.

15. Each Unit Owner agrees to keep the Unit in a neat, good and sanitary condition and to properly dispose of the garbage, trash, rubbish and all other disposables.

16. Each Unit Owner shall use the common areas and facilities of the Condominium only for their intended uses and will abide by any rules and regulations pertaining to the use thereof, which may be in effect from time to time.

17. No Unit Owner shall permit the installation or maintenance of any curtain, shade or other window treatment other than the building standard blinds initially installed in each Unit by the Developer.

18. Failure of the Council to insist upon strict compliance with any of these rules and regulations or to exercise any option herein contained shall not be construed as a waiver of such rule, regulation or option and all such rules, regulations and options shall remain in full force and effect. Nothing in these Rules and Regulations shall give any Unit Owner any right or claim against the Council or any other person if the Council does not enforce any of them against any other Unit Owner or person (whether or not the Council has the right to enforce them against such Unit Owner), and no such non-enforcement with respect to any Unit Owner shall constitute a waiver of the right to enforce them as to the Unit Owner or any other Unit Owner or person.

AS USED IN ALL OF THE ABOVE RULES AND REGULATIONS, THE TERM "UNIT OWNER" SHALL INCLUDE THE EMPLOYEES, GUESTS, INVITEES AND/OR TENANTS OF THE UNIT OWNER.