

SCHEDULE A
Rules and Regulations

1. Any common sidewalks, driveways, entrances and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress and egress from the units.
2. Except as to the areas termed limited common elements and except as to vehicles subject to Rule #3 herein, no articles shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.
3. No vehicles belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee or employees of a unit owner shall be parked in such manner as to impede or prevent ready access to any part of the project. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
4. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
5. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antenna, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrudes through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
6. Owners and occupants shall exercise care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb owners, tenants or occupants of other units.
7. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
8. The Association assumes no liability for nor shall it be liable for any loss or damage to articles left or stored in any common or other area.
9. Any damage to the general common elements or common personal property caused by the owner or a child or children of a unit owner or their guests or the guests of a unit owner shall be repaired at the expense of that unit owner.
10. The resident manager, the managing agent or the Board of Directors shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent and, if such consent is given, the owner shall provide a key for the managing agent's or the Board of Director's use.
11. The balconies and terraces, decks or patios shall be used only for the purpose intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or

other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking. Outdoor cooking on such areas shall be permitted only if such cooking can be accomplished without smoke.

12. No cats, dogs or other animal or bird or reptile (hereinafter for brevity termed "animal") shall be kept, maintained or harbored on any part of the condominium property and unit unless the same in each instance is expressly permitted in writing by the managing agent, resident manager or by the Board of Directors. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious to other owners, in which event the owner or person having control of the animal shall be given a written notice and will be required to remove the animal from the project and unit. The written notices provided for herein shall be issued by the managing agent or resident manager or by one or more of the members of the Board of Directors.

13. Fireworks of any kind, whether explosive or non-explosive, shall not be stored, carried or brought or permitted on any part of this project, including within a unit, nor shall any fireworks be ignited, displayed or exploded on any part of the project.

The foregoing rules and Regulations are subject to amendment and to promulgation of further Rules and Regulations.