

SCHEDULE "B"

RULES AND REGULATIONS

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units.

2. Except as to the areas termed limited common elements, no article 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. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways and passageways as play area(s).

4. No vehicle belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.

Owners shall have assigned carports. In addition, unassigned spaces shall be available to owners and their

guests. Nothing shall be kept or stored in the carports except cars and motorcycles, i.e. no bikes, toys, boxes, equipment, etc. shall be kept in the carports. Vehicles parked in the carports and in the unassigned spaces shall be moved by the vehicle owners whenever necessary in order to permit maintenance and snow removal. In addition, vehicles parked in the unassigned spaces shall be moved at least once per week during the season (December 1 through April 15 and June 1 through August 31) and at least once per month during the remainder of each year. No unused, abandoned or damaged vehicles shall be left in the carports or parking spaces for more than forty-eight (48) hours. No car, truck, motorcycle or any other motor vehicle shall be repaired anywhere on the condominium property. No recreational vehicles which are of a size too big to fit in a carport shall be parked in any parking space. Further, no person shall live or sleep in any recreational vehicle of any size.

5. 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.

6. No owner, resident or lessee shall install wiring for electrical or telephone installations or for any other purpose, nor shall any television or radio

antennae, machines or air conditioning units be installed on the exterior of the project, including any part of any balcony or patio, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.

7. Owners and occupants shall exercise reasonable 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 or tend to disturb owners, tenants or occupants of other units.

8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.

9. The balconies, terraces, decks or patios, if any, shall be used only for the purposes 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. Patios and balconies shall be kept free of garbage, debris, trash, bicycles, tires, animal droppings, laundry, or other unsightly storage.

10. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.

11. 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.

12. No pets or animals of any kind shall be permitted in the units or on the general common elements, including lawns, driveways and sidewalks.

13. Pools and jacuzzis are for the exclusive use of Class B residents and their guests only. Children under the age of 16 years may use the recreational facilities only if accompanied by a responsible adult over the age of 21 years. The recreational facilities are for the use of the owners and their guests in residence. No owner may have more than three guests under the age of 16 years use the recreation facilities at any time and guests must at all times be accompanied by the owner. No individual may use the pool between the hours of 10 p.m. and 10 a.m. All individuals are to conduct themselves in such a manner as to promote a healthy, safe, quiet environment for the recreational areas. At no time shall any glass bottles, containers or drinking glasses be permitted on pool decks. No

running or horseplay is allowed on pool decks. All persons in the recreation areas shall refrain from making loud or boisterous noises.

14. With the consent of an owner the Managing Agent, or if there is no Managing Agent, then the Board of Managers, may retain a pass key to each unit. In the event that the owner does not so permit retention of a pass key, the Managing Agent or, if there be none, the Board of Managers, its employees and/or agents may make a forcible entry into such unit when the Managing Agent or Board of Managers believes that an emergency requiring such entry exists. So long as such entry is made upon a bona fide belief of emergency, the owner shall have no recourse for any such forcible entry against the Managing Agent or Board of Managers or the person or persons who actually effect such forcible entry.

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