

Original notice sent via email November 15, 2007

Hello Fellow Building 10 Owners,

A few months ago (specifically, at the conclusion of the Annual Meeting in June) the Board for Building 10 started discussing the need to roll out House Rules that support the common interests of our Building 10 community. The main reason for doing so was in response to complaints raised by several Homeowners regarding use of our common property for purposes other than its intended use, and a general lack of care of our common grounds. As many of you are aware, the Bylaws for our building do not specifically list rules as they pertain to how we, as a community, need to live together. Rather, we have relied on common courtesies and generally accepted norms as House Rules. To avoid potential problems or misunderstandings, and in keeping with our obligations as elected representatives of our building, this email serves as a method to communicate what we as the Board feel are House Rules. We respectfully request that you review the items listed below and do your best to comply with them for the good of our community. At our next annual meeting in June, we will revisit these rules and update them, as necessary, to incorporate any additions or concerns you may have.

- All trash is to be taken to the dumpster and placed in the dumpster. This means that trash is not to be piled on the decks, walkways, or outside the building that houses the dumpster. For items that are too big to fit into the dumpster, it is the homeowner's responsibility to secure pick-up and haul-off in a timely manner.
- No cooking is ever allowed on the decks. No BBQ's or open fires are ever allowed on the decks.
- Quiet Time starts at 10:00 PM every night. This means no loud talking, yelling, or loud music that extends outside the walls of your unit.
- No vehicular traffic on the walkways leading up to the building. These entranceways are not designed for use by cars, trucks, or heavy vehicles. Exceptions may be allowed for infrequent use for carpet cleaning, contractors for light construction, building maintenance, or moving heavy furniture or appliances. Routine use for loading and unloading is expressly disallowed.
- Regarding pets: It is the Homeowner's responsibility to clean up after your pets - especially around our building. This means picking up waste when it happens and depositing it in a bag in the dumpster. Pets should not be tied up outside in a manner that interferes with people entering or leaving the building, or walking by the building. Additionally, any damage caused by pets is the Homeowner's responsibility and should be taken care of immediately.
- Bicycles are not to be locked to railings or stairways. This is an inconvenience to fellow homeowners as well as a fire hazard. The building purchased a metal bike rack several years ago for storing bicycles and it should be utilized for this purpose. It is secured to a tree immediately south of our building.
- The picnic table, entranceways, or hand rails are not to be used for ski or snowboard ramps.

As you can see, most of these rules should not impact anyone specifically. They are intended to make our living conditions pleasant and enjoyable, and to maintain a positive appearance of building. It is the responsibility of each homeowner to ensure that people using your unit(s) are aware of these rules and comply with them. Please forward any and all comments relative to this message to the Board via a response to this email.

Many thanks and I hope to see you all over the Winter around the building.

Best Regards,

Brian Wilson

Addendum to House Rules added July 11, 2009:

- Placement of advertising signs for sale or rent of a unit are limited to the inside of the unit's windows.