

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 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 and passageways as a 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 a 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.
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 protrude 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 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 a manner as may disturb or tend to disturb owners, tenants or occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 P.M. and the following 8:00 A.M.
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 stored in any common or other storage 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 Managing Agent or, if there is no Managing Agent, then 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 use of chemicals to enhance snow and ice melting is prohibited.

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