

Lakewood on the Green Condominium I Association, Inc.

Rules & Regulations

(Revised January 2004)

The following Rules and Regulations shall govern the use of the condominium units, condominium property and the conduct of residents thereof. These Rules and Regulations may be amended and additional Rules and Regulations from time to time by the Board of Directors of the Association. Such Rules and Regulations are in addition to the provisions of the By Law and the Declaration of Condominium and have been adopted pursuant to Paragraph III of the Declaration of Condominium and Articles 2 and 9 of the 13 By Laws.

- 1- The public halls, sidewalk and stairways shall not be obstructed or used for any other purpose than ingress and egress from the units.
- 2- NO unit owner may take or permit any disturbing noise *in* the building whether made by himself his family, friends, or vendors, nor do or permit anything to be done by such persons that will interfere with the rights, comfort and convenience of other owners.
- 3- Terraces and walkways shall be used only for the purpose intended, and shall not be used for hanging garments or other objects or for cleaning rugs or other household items. No ripped or missing screens are permitted. All screen doors must be closed when in use.
Children shall not be permitted to loiter or play on the stairways, walkways or in parking lots.
- 5- Provision for laundry and drying equipment has been made in each building and no drying of laundry will be permitted outside of owners unit.
- 6- All damage to the project caused by the moving and or carrying of articles therein shall be paid by the owner or person in charge of such article.
- 7- Dogs, cats, and other domestic pets (25lbs or less) are allowed provided that the same shall not disturb or annoy other occupants of the building. All pet owners are responsible for cleaning up and disposing of waste. Any inconvenience, damage or unpleasantness caused by the same shall be the responsibility of the respective owners thereof.
- 8- Water from both interior unit and exterior supplies shall not be left running for an unreasonable or unnecessary length of time. Car washing permitted only in guest spot at north end of complex. No car washing permitted in any space located in front of the building.
- 9- No radio or television antennas or any wiring for any purpose shall be installed on the exterior of any building without the prior written consent of the Association, except that initially by the Developer.
- 10- Unit owners are reminded that alterations and repair of the buildings are the responsibility of the Association except for the interiors of each unit, as described by the Declaration of Condominiums to which these rules are attached. No work of any kind is to be performed upon exterior building walls or upon interior walls that are common elements without the prior written consent of the Association. Unit owner responsible for all window and door screening.
- 11- No unit owner or occupant shall park, store or leave boat trailers or campers on the Condominium property.

