

RULES AND REGULATIONS
FOR
CONCORD VILLAGE RECREATION ASSOCIATION, INC.

A 55-OR-OLDER COMMUNITY

1. Vestibules, halls, stairways, elevators and other condominium areas and facilities of a similar nature must remain unobstructed. They shall be used only for normal transit.
2. Lobbies, vestibules, hallways, stairways, elevators and other condominium areas and facilities of a similar nature shall not be used for storage or placement of any furniture, packages or objects of any kind, other than those authorized by the Association.
3. Children shall not be permitted to loiter or play in the lobbies, vestibules, hallways, stairways, elevators or other areas and facilities of a similar nature.
4. Hanging, cleaning, or beating garments, rugs or the like from the windows, balconies, terraces, or facades of the building, or in the lobbies, vestibules, hallways, stairways or other condominium areas of a similar nature is prohibited.
5. Throwing or leaving garbage or trash outside disposal installations provided for such purposes is prohibited.
6. All damage to common elements caused by the moving or carrying of articles therein shall be the responsibility of and shall be paid for by the person for whose benefit said articles are being transported.
7. No owner, occupant, or licensee shall post his name or any other notice in any lobby, vestibule, hallway, stairway or other condominium area, except in places provided therefore.
8. Units shall be occupied and used by their respective owners only as private dwellings for such owners, their families, tenants, and social guests, and for no other purpose whatsoever.
9. There shall be no renting or leasing to families with children under the age of 16 years.
10. There shall be no renting or leasing of any unit more than twice a year, nor shall there be any subleasing.
11. Any application for approval by the Association of a lease, sale, or other transfer of title shall be accompanied by a non-refundable fee of \$100.00, which shall cover the expenses of any investigation of the application.
12. Units may be rented only in their entirety, and no unit may be rented for hotel or transient purposes.

13. Residents shall exercise extreme care about making noises or playing music, which may disturb other residents. No residents shall play or allow to be played any musical instrument, radio, television, phonograph or the like between the hours of 11:00 p.m. and the following 8:00 a.m., if the same will disturb or annoy any other residents.

14. No pets shall be permitted, except that those unit owners who purchased their units directly from University Housing Corporation and owned a pet at the time of executing their agreement to purchase, shall be permitted to keep that same pet, provided:

- a. The pet is expressly described in the agreement to purchase
- b. The pet weighs less than 14 pounds
- c. The pet may not be replaced
- d. Such pet does not disturb or annoy other residents

The said unit owners keeping pets shall abide by all governmental sanitary regulations, shall keep such pets leashed at all times and shall be responsible for any inconvenience or damage caused by such pets. Guests of unit owners and lessees are not permitted to keep any pets. It is the policy of the Condominium Association to curb the keeping of pets and, therefore, no one may be permitted to bring any new pets within the condominium properties.

15. Owners shall not take or cause to be taken within their units any action which would jeopardize the soundness or safety of any part of the condominium property, or impair any easement or right appurtenant thereto or affect the common elements, without the unanimous consent of all unit owners who might be affected thereby.

16. Owners shall not permit anything to be done or kept in their units that would increase the rate of fire insurance thereon or on the condominium as a whole.

17. No owner, lessee, or licensee shall install wiring for any electrical or telephone installation, or any television antenna, machine, air conditioning unit or the like on the exterior of the building, or which protrudes through the walls or the roof of the building, except as authorized by the Board of Directors of the Association.

18. No draperies, shades, awnings or the like shall be used on the exterior of any balcony or terrace. No sheets, blankets, aluminum foil, advertising materials or the like are allowed to be used as window coverings or displayed in the windows, and no signs of any kind shall be placed in or on windows, doors, balconies, terraces, facades or other exterior surfaces of the building.

19. Water shall not be kept running for an unreasonable or unnecessary length of time.

20. Within his own unit, each unit owner shall promptly perform all maintenance and repair work that, if omitted, would affect any common elements, any portion of the property belonging to other owners, or the condominium as a whole. Each unit owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

21. No offensive or unlawful use shall be made of condominium property or any part thereof, and each unit owner shall, at his own expense, comply with all city, state and federal laws, statutes, ordinances, regulations, orders, or requirements affecting his unit.

22. Unit owners and their families, guests, tenants and employees will abide by the following parking and traffic regulations:

- a. Horns are to be used only when necessary for the safe operation of vehicles.
- b. Owners shall not park, nor shall they permit their families, guests or tenants to park in the parking spaces of other owners, or in such manner as to prevent ready access to the parking spaces of other owners. Improperly parked vehicles may be subject to removal at their owner's expense.
- c. Owners, their families, guests, tenants and employees shall abide by such traffic and parking regulations as may be posted at the parking areas and on the driveways of the condominium.

23. All posted rules in laundry rooms must be observed.

24. When using washer or dryer, please wipe tops of machines and clean filters of washers and dryers.

25. Close door of laundry room and turn off lights when leaving.

26. All garbage, trash and all other items must be enclosed in plastic bags and sealed with a tie prior to placing in chute.

27. Under no circumstances are newspapers, cartons, bottles or bags of garbage to be left in laundry rooms or trash chute rooms. In the event the garbage chutes are filled, the garbage must be taken to the garbage bins.

28. No wet or bare feet or spiked shoes are allowed in lobby, hallways, stairways or elevators.

29. No names are to be posted on mail receptacles, except in slot for that purpose.

30. No bicycles, scooters, baby carriages, toys, or other articles are allowed to stand in any of the common areas.

31. No running, jumping or creating any disturbance in foyer, catwalks or other common elements.

32. No towels, bathing apparel, linens, etc. are to be dried or hung on balcony or balcony railings.

33. No electrical, gas operated or charcoal barbecues allowed on balconies or terraces.

34. No soliciting by residents or non-residents allowed. Please advise all tradesmen of this rule.

35. No boat, trailer, truck, camper, mobile home, motor home or commercial vehicles shall remain on condominium property more than 24 hours, except that the Board of Directors may

grant, by written permission, an exemption to a unit owner under certain circumstances where a vehicle must be used by the unit owner in his or her gainful employment.

36. Rules not superseded by these rules remain in effect.

37. There shall be no sunbathing, playing of games, or leaving of chairs or other articles unattended on the common areas, except near the pool area where it is impossible, due to congestion at the pool, to do otherwise.

THESE RULES ARE ENFORCEABLE LEGALLY BY THE ASSOCIATION.

Swimming Pool Rules and Regulations:

1. Use of the pool shall be permitted between sunrise and sundown and at such other times as determined and posted by the Board.

2. Showers must be taken before entering the pool.

3. No person having any disease of the eyes, ears, nose, throat or skin, or any communicable disease shall be permitted in the pool.

4. No life preservers (except for emergency use), rafts, toys or other objects shall be permitted in the pool.

5. No running, pushing, shouting, or unnecessary splashing shall be permitted in the pool area.

6. No glass container of any kind shall be permitted in the pool area.

7. No furniture provided for the pool area may be removed therefrom.

8. No occupant of the condominium under the age of 16 years shall be permitted to entertain guests at the pool or pool area, unless accompanied and supervised by parent or guardian, who is an occupant of the condominium.

9. The pool and pool area are for the exclusive use of occupants and their guests, and occupants shall in all cases, be responsible for the conduct of their guests.

10. All persons using the pool and pool area shall comply with the requests of the attendants respecting matters of personal conduct in and about the pool and pool areas.

11. All owners and guests must observe posted rules at pool side.

12. Persons using suntan lotion must protect lounges by covering with towel.

13. No lounges or chairs are to be reserved, or towels and articles to be left at pool area unattended.

14. Infants in diapers or non-toilet trained children are NOT allowed in pool.
 15. Sole responsibility for safety and conduct of children using pool or pool area lies with parent or guardian.
 16. After use of pool, please empty ashtrays and replace chairs and lounges in tidy manner.
 17. Pool area closed after 11:00 p.m.
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Date: _____