

## UNIVERSITY SQUARE, A CONDOMINIUM

## RULES AND REGULATIONS OF:

## UNIVERSITY SQUARE CONDOMINIUMS ASSOCIATION

Note: Unless otherwise stated, all terms used herein shall be ascribed the meanings given to such terms in the Declaration or Code of Regulations.

1. The walkways in front to the Building, other than the walkways providing ingress to and egress from a single Unit, shall not be obstructed or used for any purpose other than pedestrian traffic.
2. No exterior of any Unit shall be decorated by any Unit Owner in any manner without prior written consent of the Association or Manager (hereinafter referred to as "Management").
3. No article shall be hung from the doors or windows or placed upon the exterior window sills of the Units.
4. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand unattended in any part of the Common Elements.
5. No Unit Owner shall make or permit any noise that will unreasonably disturb or annoy the occupants of any of the other Units or do or permit anything to be done which will unreasonably interfere with the rights, comfort or convenience of the other Unit Owners.
6. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.
7. No awnings, window guards, window boxes, ventilators, fans or air conditioning devices shall be used in or about the Buildings except such as shall have been approved in writing by Management.
8. No sign, notice, advertisements, flag, banner or the like shall be inscribed or exposed on or at any window or other part of any Buildings, except such as shall have been approved in writing by

Management, nor shall anything be projected out of any window in the Units without similar approval.

9. All refuse and garbage not disposed of in garbage disposal units shall be deposited with care in containers provided for such purpose and only at such times and in such manner as Management may direct. Burning of trash and refuse is prohibited. All garbage disposal units shall be used only in accordance with instructions given to the Unit Owners by Management. Wet garbage shall be deposited in the Unit Owner's garbage disposal unit rather than in the garbage containers whenever possible.
10. Water-closets and other water apparatus in the Building shall not be used for any other purpose than that for which they were constructed nor shall any sweepings, rubbish, rags, paper, ashes or any other article be thrown into the same. Any damage resulting from misuse of any water-closet or other apparatus shall be paid for by the Unit Owner of the Unit where the misuse occurred.
11. No Unit Owner shall send any employee of Management away from the Property on any private business of the Unit Owner.
12. No bird or animal shall be kept or harbored on the Property unless the same is in each instance expressly permitted in writing by Management. In no event shall dogs be permitted in any of the Public portions of the Property unless carried or on leash. Each Unit Owner keeping or harboring any bird or animal on the Property shall indemnify Management and hold it harmless against any loss or liability of any kind whatsoever arising from or growing out of having such bird or animal on the Property. If a dog or other animal becomes obnoxious to other Unit Owners by barking or otherwise, the owner thereof shall cause the problem to be corrected or if it is not corrected, such owner, upon written notice by the Management, will be required to dispose of the animal or take such other steps as the Management may direct.
13. No radio or television aerial shall be attached to or hung from the exterior of any Unit without prior written approval of Management.
14. The agents of Management, and any contractor or workman authorized by Management, may enter any Unit, patio or parking area at any reasonable hour of the day for any purpose permitted under the

terms of the Declaration or Code of Regulations; provided, however, that except in case of emergency, entry will be made by prearrangement with Unit Owner.

15. Management may retain a passkey to each Unit. No Unit Owner shall alter any lock or install a new lock on any door leading into his Unit without the prior written consent of Management. If such consent is given, the Unit Owner shall provide Management with a key for Management's use. ✓
16. All damage to the Units caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.
17. No Unit Owner shall use or permit to be brought into any Unit any inflammable oil or fluid, such as gasoline, kerosene, naphtha or benzine, or explosives, fireworks or articles deemed extrahazardous to life, limb or property, without in each case obtaining the prior written consent of Management.
18. Unit Owners shall not be allowed to put their names on any entry of the Units except in the places provided by Management for such purpose.
19. All Unit Owners shall close all windows when necessary, to avoid possible damage from storm, rain or freezing.
20. Any Unit Owner may plant, place, prune, or remove trees or shrubs within that portion of the yard area which he has exclusive use of, if any. However, a Unit Owner wishing to perform a similar task in any other portion of the yard area must obtain written permission from Management before doing so.
21. No contractor or workman employed by a Unit Owner shall be permitted to do any work in any Unit (except for emergency repairs) between the hours of 6:00 P.M. and 8:00 A.M. or on Saturdays, Sundays or legal holidays if such work is likely to disturb the occupants of any other Unit, without the prior written permission of the Management.
22. Any damage to any portion of the Property caused by minor children of Unit Owners or their guests shall be repaired at the expense of such Unit Owners.

23. Parents shall be held responsible for the actions of their minor children and their guests.
24. Complaints regarding the Management of the Property or regarding actions of other Unit Owners shall be made in writing to Management.
25. Any consent or approval given under these Rules and Regulations by Management shall be revocable at any time.
26. With regard to the heating and air-conditioning equipment which is the property of each individual Unit Owner located on the roof of the buildings, only duly approved contractors, with prior written approval of the Management are permitted upon the roof for repairs to the same. The Unit Owner shall not be allowed access to the roof of the Buildings for any purpose without prior written consent of the Management.

These Rules and Regulations are adopted this 17th day of October by the University Square Condominium Association