

TALL PINES CONDOMINIUMS

RULES AND REGULATIONS

REVISED 3/2010

1. All common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by a Unit Owner/Resident/Tenant/Guest/Occupant for any other purpose than ingress and egress from their unit.
2. Except as to the areas termed *Limited Common Areas*, no article shall be placed on or in any of the *General Common Areas*, except for those articles of property which are the common property of all the Unit Owners.
3. No vehicle belonging to or under the control of a Unit Owner/Resident/Tenant/Guest/Occupant/Employee of a Unit Owner shall be parked in such a manner as to impede or prevent ready access to any entrance/exit from a building. Vehicles are to be parked only in area designated as parking.
4. Parking area may not be used for the storage of vehicles, trailers, motorhomes or any other vehicle type that may be deemed a nuisance by the Board of Directors. No repairs or restoration of type of vehicle are allowed. Camping trailers are prohibited in the parking area.
5. No work of any kind shall be done upon the exterior building wall or upon the general or limited common elements by or at the direction of any Unit Owner. All exterior work must be approved by the Board of Directors of the Association.
6. No Unit Owner/Resident/Tenant/Guest/Occupant shall install, nor permit to be installed, 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 or improvements except as expressly authorized by the Board of Directors.
7. Unit Owners/Resident/Tenant/Guest/Occupant shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises. No loud music, televisions, radios, amplifiers or other devices are allowed during "Quiet Hours". Those hours start at 10:30pm and end at 8:00am.
8. Disposition of garbage and trash shall only be by the use of garbage disposal devices or use of the common trash dumpster. No trash can be left on any deck for any reason.
9. The balconies and decks/patios shall be used only for the purpose intended. They shall not be used for hanging garments, rugs, other articles, or household items.
10. Balconies and decks/patios may not be used to store furniture or other materials with the following exceptions:
 - >Firewood....neatly stacked
 - >Deck/patio outdoor furniture
 - >Gas barbeque grill (NO CHARCOAL GRILLS)

11. Any use of balconies and decks/patios which, in the judgment of the Board of Directors, detracts from the appearance and attractiveness of Tall Pines Condominiums shall be prohibited.
12. Dogs, cats or other animals, birds or reptiles (hereinafter for brevity termed "Animals" shall be kept, maintained or harbored in the development ONLY BY UNIT OWNERS. Unit Owners must keep their "Animals" completely under control and on a leash when outside the unit. Animals shall not bark or otherwise create a nuisance to others. Unit Owners are required to immediately clean up any refuse left by their Animal. The Board of Directors shall retain the authority to withhold or rescind any permission granted for Animals if Unit Owner does not abide by these Rules and Regulations. The Association assumes no liability for, or shall it be liable for any personal or property damage an Unit Owner Animal may inflict upon any other person, animal or Association property.
13. The Association assumes no liability for, nor shall it be liable for any loss of or damage to articles stored in any common or other storage area.
14. Any damage to the General Common Areas or common personal property of the Association caused by a Unit Owner/Resident/Tenant/Guest/Occupant shall be replaced/repared at the expense of the Unit Owner. Any damage caused by an Animal will be repaired at the expense of the Unit Owner.
15. Window replacement of windows in individual units is the responsibility of the individual Unit Owner. Replacement of winders in the stairwell turrets is the responsibility of the Association.
16. The Managing Agent, or if there is no Managing Agent, the Board of Directors shall retain a passkey to each unit. No Unit Owner shall alter or permit to be altered any lock, nor install or permit to be installed, a new lock on any door leading into a condominium without prior written consent of the Managing Agent, or Board of Directors in the absence of a Managing Agent. Unit Owner must provide Managing Agent with a copy of the new key immediately upon installation of any new lock.

Both the Unit Owner and any Resident/Tenant/Guest/Occupant/Lessee of any unit in violation of the foregoing Rules and Regulations will be notified in writing of their violation and given seven (7) days to appropriately comply with the aforesaid Rules and Regulations. Written notices of non-compliance will be delivered to the Unit Owner in person or by certified mail. Failure to become in compliance within seven (7) days will result in a fine of \$10.00 per day being levied by the Tall Pines Condominium Association against the Unit Owner of said unit that is not in compliance. Said fine will be retroactive to the first day of the violation so specified in the written notification and shall continue to accrue until said violation has been rectified.

Tall Pines Condominiums Unit Owners will be given the opportunity to present their concerns regarding these Rules and Regulations, and the enforcement thereof at any Board of Directors meeting.

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