

SCHEDULE A
Rules and Regulations
established 1989

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by a 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 unit owners.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways and passageways as 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 not be parked in a manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles shall be parked within the designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
5. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
6. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air condition 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.
7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in the 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 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 11:30pm and the following 8:00am.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
9. The balconies, if any, and terraces, decks or patios shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.
10. No cats, dogs or other household pets shall be kept, maintained or harbored within Beaver Village Filing No. 2 unless expressly permitted, in writing, by Beaver Village Filing No. 2's Property Management Agent. The Application and Annual Pet Permit as approved by the Board of Directors is attached and incorporated herein by reference. The permit shall be issued annually and a \$100 non-refundable fee collected therefor. The keeping of pet within Beaver Village Filing No. 2 shall be subject to the terms and conditions of the permit as set forth thereon which are made a part of this Rule and Regulation. The Board of Directors hereby delegates to the Property Management Agent the authority to grant the permit upon proper application. The Board of Directors further delegates to the Property Management Agent the enforcement authority over said permits and directs the Property Management Agent to revoke the permit, immediately, without notice or right to a hearing, upon violation of the terms and conditions of the permit or of this Rule and Regulation. The Board of Directors hereby fixes a penalty of \$50.00 per day as liquidated damages for violation of this Rule and Regulation which shall be collected by the Property Management Agent on behalf of the Association as set forth in the Condominium Declarations. Complaints concerning violations of this Rule and Regulation shall be

directed to the Property Management Agent. (As the result of a Special Meeting of the Board of Directors of Beaver Village Filing No. 2, Inc., held on the 17th day of November, 1997, a majority of the Board of Directors voted to amend Rule and Regulation #10 concerning the keeping of pets within Beaver Village Filing No. 2 to read as stated above)

11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common area or other storage area.

12. 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 the child of a guest of a unit owner shall be repaired at the expense of that unit owner.

13. The Property Management Agent or, if there is no Property Management 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 Property Management Agent or the Board of Directors use.

14. No owner or occupant of a unit in the Association may utilize the unit for the purpose of growing or distributing marijuana, including medical marijuana. Owners will be responsible for any additional cost or damage resulting from a violation of this Rule and Regulation, including but not limited to increased water and utility charges.

Amended Rules Approved July 11, 2014