

RIVER PLACE LOFTS CONDOMINIUM ASSOCIATION: RULES AND REGULATIONS

1. The condominium shall be used only for single-family residential purposes and the Common Elements shall be used only for purposes consistent with the use of single-family residences. A resident may utilize a Unit for a home office if such office is not open to the public or business invitees of the resident and if there are no employees situated at the Unit other than the resident. Article VI, Section 1.
2. No alterations in the exterior appearance or structural modifications to any Unit are allowed without the express written approval of the Board of Directors. This includes, but is not limited to, painting, erection of antennas, lights, aerials, awnings, doors, shutters or other exterior attachments or modifications. Article VI, Section 3.
3. No immoral, improper, unlawful or offensive activity shall be carried on in any unit or upon any of the Common Elements, Limited or General, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium, nor shall any unreasonably noisy activity be carried on in any Unit or on the Common Elements. The use of any firearms, air rifles, pellet guns, B-B guns, bows and arrows or other similar dangerous weapons, projectiles or devices are strictly prohibited anywhere on or about the Condominium Premises. Article VI, Section 4.
4. No animals, except for one or two small domestic pets deemed not savage or dangerous in nature by the Association, shall be permitted unless specifically approved in writing by the Association. No animal may be permitted to run loose upon the Common Elements. Pets shall be attended to at all times by a responsible person, which shall include the clean up and disposal of any and all pet waste. Any dog maintained for the purpose of a guide dog is permitted. Article VI, Section 5.
5. The storage of supplies, materials, personal property, trash or refuse of any kind on the Common Elements is prohibited. All trash must be deposited in the designated waste areas. Drying, airing or shaking of clothing or rugs is not permitted in the Common Elements. No activity that would spoil the appearance of the Condominium is allowed. Article VI, Section 6.
6. Sidewalks, landscaped areas, driveways, roads, parking areas and corridors shall not be obstructed in any way or used for any purpose other than what was intended. No bicycles, vehicles, chairs or benches may be left unattended on the Common Elements. Article VI, Section 7.
7. Within the parking garage are assigned/reserved parking spaces. There is absolutely no parking in any of these spaces without the specific permission of the space holder. The right to reassign spaces is held by the Association.

Thereafter, parking is on a first come-first served basis. Non-residents are not allowed parking except with permission on a temporary basis.
Article VI, Section 8.

8. No house trailers, commercial vehicles, motor homes, boat trailers, boats, camping vehicles, camping trailers, motorcycles, snowmobiles or snowmobile trailers may be parked or stored upon the premises of the Condominium without the written approval from the Board of Directors. The Association may require registration of all cars maintained on the Premises. Any unlicensed or inoperative motor vehicle remaining on the premises in excess of forty-eight (48) hours may be towed at the owner's expense. Article VI, Section 9.

9. No signs or advertising devices shall be displayed which are visible from the exterior of a unit or on the Common Elements, including "For Sale" signs, without written permission from the Association. Article VI, Section 10.

10. The Association, in its sole discretion, may assess fees as necessary to cure a default or to insure enforcement of any of the Rules and Regulations that are part of the Master Deed and Bylaws. Article II, Sections 4 and 6.

11. A Co-Owner may rent or lease his unit for the same purposes and under the same covenants, restrictions and conditions as set forth in the Master Deed and Bylaws and as outlined here in the Rules and Regulations, and following the procedures listed below:

- Disclose the request in writing to the Association at least ten (10) days before presenting a lease form to a potential lessee.
- At the same time, deliver to the Association a copy of the exact lease form for review by the Association for determining whether the lease is in compliance with the terms, covenants, conditions and restrictions of the Condominium Documents.
- All leases shall incorporate all of the provisions of the Condominium Documents.
- All leases shall be for an initial term of not less than six (6) months unless a shorter term is approved in writing by the Association. Article VI, Section 2.

12. The Association or its agents may have access to each Unit and any Limited Common Elements from time to time, during reasonable working hours, upon notice to and with the permission of the Co-Owner/Tenant, as may be necessary for the maintenance, repair or replacement of any of the Common Elements or to make emergency repairs necessary to prevent damage to any Common Elements. Article VI, Section 12.

13. Each Co-Owner shall maintain his Unit and any Limited Common Elements for which he has maintenance responsibility in a clean, safe and sanitary condition and shall also use due care to avoid damaging any of the Common

Elements including, but not limited to, the telephone, water, gas, plumbing, electrical or other utility conduits and systems. Article VI, Section 13.

14. Each Co-Owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by him, or his family, guests, agents or invitees. Article VI, Section 13.

15. The Association reserves the right to amend the rules and regulations from time to time as is necessary to maintain the integrity of the Condominium. Article VI, Section 11.