

Section 7. Rules of Conduct.

1. The greens and walkways in front of the Family Unit and the entranceways to the Family Units shall not be obstructed or used for any purpose other than ingress to and egress from the Family Units.

2. No article shall be hung or shaken from the doors or windows or placed upon the window sills of the Family Units.

3. No bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas, except the common area designated for these vehicles or articles.

4. No owner shall make or permit any noises that will disrupt or annoy the occupants of any of the Family Units in the Project or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.

5. No shades, awnings, window guards, ventilators, fan or air-conditioning devices shall be used in or about the buildings except such as shall have been approved by the Board of Directors.

6. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the Family Unit, limited common elements or common elements, except such as shall have been approved in writing by the Board of Directors, nor shall anything be attached to or projected out of any window without similar approval.

7. All refuse shall be deposited with care in containers intended for such purpose only at such times and in such manner as the Board of Directors may direct. All disposals shall be used in accordance with the instructions of the Board of Directors.

8. No owner shall send any employee of the condominium on any private business of the owner.

9. In no event shall dogs be permitted in any of the public portions of the Project unless carried or on a leash. The owner shall indemnify the Council and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Project. If a dog or other animal becomes obnoxious to other owners by barking or otherwise, the owner thereof must cause the problem to be corrected or if it is not corrected, the owner, upon written notice by the Board of Directors, will be required to dispose of the animal. All co-owners are expressly responsible for cleaning up after their pets and will dispose of all waste appropriately.

10. No radio or television aerial or similar structures shall be attached to or hung from the exterior of the Family Units or installed in limited common areas without written approval of the Board of Directors.

11. No vehicle belonging to any owner or to a member of the family or guest, tenant or employee of any owner shall be parked in such manner as to impede or prevent ready access to another parking space. The owners, their employees, servants, agents, visitors, licensees and the owner's family will obey the parking regulations posted at the private streets, parking areas and drives and any other traffic regulations promulgated in the future for the safety, comfort, convenience of the owners, and all regulations with respect to use of the parking spaces which the Board of Directors may formulate.

12. Any owner wishing to plant flowers, trees or shrubs outside of his patio area must obtain written permission from the Board of Directors before doing so.

13. The owners must keep the interior of the patios, and storage areas clean and free from obstructions. Nothing shall be hung in the patios above fence lines. The Council of Co-Owners assumes no liability for loss or damage to articles stored in or on the patios, terraces and storage areas.

14. Any damage to the buildings, recreational facilities or other common areas or equipment caused by any co-owner, his agents, tenant, guest, children or pets shall be repaired at the expense of the co-owner and such expense shall be specially assessed pursuant to Para. 55-79.83 of the Act.

15. Co-owners are responsible for the actions of their children and their guests.

16. Complaints regarding the management of the Family Units and grounds or regarding actions of other co-owners shall be made in writing to the Management Agent. In the event that the Board of Directors is functioning as management agent, then such complaints shall be sent to the President of the Board of Directors.

17. Any consent or approval given under these Rules of Conduct by the Board of Directors shall be revocable at any time.

18. These Rules of Conduct may be added to, or repealed at any time by the Board of Directors.

19. As used within these Rules of Conduct, "Family Unit" shall include any limited common element appertaining to the Family Unit. In addition, any reference to co-owner or owner shall also include such co-owner's tenants, guests, family members, agents, licensees and anyone else within the Condominium at the direction of or by the permission of the co-owner.