

RULES AND REGULATIONS
OF
ST. ALBANS GLENN CONDOMINIUM ASSOCIATION

1. All use of the property comprising the Condominium shall be in accordance with the provisions of the Declaration, the Bylaws and these rules and regulations.
2. These rules and regulations shall apply to each Unit Owner and his family and his or their guests, employees, agents and lessees and their guests, employees and agents. Each Unit Owner shall be responsible for the actions of such family, guests, employees, agents and lessees.
3. No sign, advertisement, notice or other lettering, painting or decoration, religious symbols or bric-a-brac shall be exhibited, inscribed, painted or affixed on any part of the outside of a Building or Limited Common Elements or in the windows of any Unit without the prior written consent of the Association.
4. The side of all window coverings within all Units, including shades, drapes or other decorative furnishings, which face the exterior of the Building shall be white or of such other common color or shade as may be determined by the Association.
5. No improvements (including planting or landscaping) may be constructed on, or alterations made to, the exterior of the Building or Limited Common Elements or on the Property without the prior written consent of the Association. Such prohibited improvements shall include, but not be limited to, any additional buildings, terraces, patios, sidewalks, driveways, walls, fences, trellises, awnings, windows, doors, screens, jalousies or enclosing of patios or balconies.
6. Laundry, rugs, bathing suits, towels and other articles shall not be hung from any trellis or deck or any exterior portion of the Buildings at any time. Sweeping or shaking of mops or rugs or throwing dust or anything else from the decks, windows or doors is not permitted at any time.
7. No vine or growth is permitted on any trellis or permitted to hang outside any deck or patio areas. Plants, however, may be hung from a trellis if contained in a neat and properly maintained hanging basket. No vegetables or other plants grown in planters shall be visible from the General Common Elements.

8. No television or radio antenna shall be attached to or hung from the exterior of the Buildings except by the Association.
9. Decks and patios must be kept reasonably clean and free from unsightly objects. Any permitted storage areas must be kept reasonably clean and free from obnoxious odors. All tools, sporting equipment and other personal articles and equipment must be kept within a Unit or a permitted storage area.
10. No gasoline or other hazardous substance may be stored in the shed or any other portion of a Unit or in the Limited Common Elements.
11. All improvements, maintenance, planting and landscaping of the General Common Elements shall be made only by, or with the prior written consent of, the Association.
12. All persons shall reduce noise levels between the hours of 11:00 p.m. and 8:00 a.m. so that occupants of Units will not be disturbed. Unnecessary noises shall at all times be avoided.
13. No boats, boat trailers, campers, Recreation Vehicles, or junk cars are permitted to be kept on the Property, except in such area as may be specifically designated for that purpose.
14. All rubbish, trash and garbage shall be deposited in secure receptacles specifically designed for same. All receptacles shall be placed by the Unit Owner at such place and at such time or times as may be designated from time to time by the Association for purposes of trash removal. Except when set out for collection at the time and place designated by the Association, all such receptacles shall be promptly placed and stored within a Unit or such other place as the Association may designate. All rubbish, trash or garbage shall be regularly removed from the Property and in no event permitted to accumulate anywhere on the Property.
15. The Owners of each Unit shall insure that his family and his or their guests, employees, agents and lessees do not park vehicles on the General Common Elements so as to obstruct the entrance to or exit from the parking areas or any parking spaces, whether or not assigned as Limited Common Elements.
16. Parking spaces assigned or leased to a Unit Owner may be used by the Unit Owner to whom assigned or his authorized tenants, guests, employees or agents. Other vehicles may be

1 towed by the Unit Owner or the Association at the expense of the owner of the vehicle. Unassigned parking spaces shall be subject to such restrictions, such as length of time to park, as the Board of Directors may from time to time determine.

17. No obnoxious or offensive activity shall be carried on upon any part of the Condominium nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the Unit Owners or which shall in any way interfere with the quiet enjoyment of any Unit Owner of his Condominium Unit or which shall in any way increase the rate of insurance carried by the Association for the benefit of the Unit Owners.

18. No person shall use, traverse or occupy any portion of the roof of any Building or attic space without the prior written consent of the Association.

19. No employee of the Association shall perform any personal services, while on duty, for any individual Unit Owner, guest, employee, agent or lessee, except such services as are approved by the Association.

20. No pets will be permitted on the premises except those approved in writing by the Board of Directors, and subject to the following conditions:

(a) Only domestic dogs or domestic cats weighing less than 25 pounds shall be permitted;

(b) All pets shall be kept on a leash when taken from a Building and shall not be allowed to run loose or be curbed on any of the General Common Elements;

(c) All pets must be sufficiently under control at all times so that they do not become a nuisance to the Owners or occupants of other Units;

(d) All pets must be licensed as may be required by law;

(e) There shall be no more than two (2) pets maintained in any Unit unless prior written approval is given by the Association; provided, however, that such approval may be withdrawn by the Association upon reasonable notice;

(f) Approval for any pet may be withdrawn for any reason at any time by the Board of Directors upon ten (10) days notice to the Unit Owner.

21. No Unit Owner may lease his Condominium Unit except in accordance with the following provisions:

(a) No Unit Owner shall lease his Condominium Unit for a period of less than three (3) months.

(b) No Unit Owner shall lease his Condominium

Unit except for residential purposes. Each Unit may be occupied by only one family or by a maximum of one person per bedroom for unrelated persons.

(c) No Unit Owner shall lease his Condominium Unit unless at least one of the lessees, who will actually occupy the Unit, is over the age of 21 years.

(d) Prior to the effective date of such lease, the Unit Owner-lessor shall deposit with the Board of Directors the sum of \$100, to be held as security to cover any damages caused by the lessees to the General Common Elements. This amount will be returned to the Unit Owner-lessor, without interest, at the end of the term of the lease or series of leases, less any amounts necessary to cover such damages, if any, caused by the lessee.

(e) Prior to the effective date of such lease, the Unit Owner-lessor shall furnish, in writing, a complete list of all lessees, occupants or guests authorized to use the Condominium Unit in the Unit Owner-lessor's absence, indicating the exact period of time during which such persons will be so authorized.

(f) A Condominium Unit shall be deemed leased by a Unit Owner for purposes of these rules, whenever it is occupied by a third party, not a member of the Unit Owner's family, unless the Unit Owner is also occupying such Unit.

(g) The lessor of any Condominium Unit shall be responsible for any damage to the Common Elements, an adjoining Condominium Unit, or any other property comprising the Condominium, caused by a lessee, as well as responsible for legal fees, court costs, or other costs incurred by the Association in removing a lessee.

(h) As a processing and administrative fee, a lessor shall pay to the Association a fee of \$25 for each time a Condominium Unit is leased. This fee is non-refundable and shall be added to the general revenues of the Association.

(i) Except as otherwise provided herein, such lease must be consistent with the Declaration, By-Laws, and these rules and regulations, as the same may be amended from time to time. All leases shall be in writing and shall contain at least the following provisions:

(i) The lessee agrees to comply with the Declaration, By-Laws, and these rules and regulations as the same may be amended from time to time;

(ii) If the lessee fails to comply with the provisions of the Declaration, By-Laws or these rules and regulations, the Board of Directors shall have the power (including



power of attorney to act on behalf of the Unit Owner) to terminate such lease, and/or bring summary proceedings to evict the lessee in the name of the Unit Owner-lessor. As between the Unit Owner and the Lessee, any costs incurred therein, including reasonable attorney's fees, shall be borne by the Lessee;

(iii) The lease may not be modified, amended, extended or assigned without prior written consent of the Board of Directors;

(iv) The lessee shall not sublet the demised premises or any part thereof without prior written consent of the Board of Directors.

(j) The provisions of this Paragraph shall not apply to the Declarant or to any Institutional Mortgagee.

(k) A copy of all leases shall be delivered to the Board of Directors, to be kept in the Association's records. Leases made in violation of these provisions shall be voidable at the option of the Board of Directors. Each Unit Owner-lessor hereby authorizes the officers and each member of the Board of Directors (and hereby appoint each officer and director as his attorney-in-fact) to institute legal proceedings to evict, for cause, any lessee, in the name of the Unit Owner-lessor.