

SCHEDULE A

RULES AND REGULATIONS OF CONDOMINIUM

1. Use of Property. No part of the property shall be used for any purpose other than the purposes for which the Property was designed, and as set forth in Exhibit "B" to the Declaration.

2. Insurance. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance for the Property or any portion thereof, applicable for residential use, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done or kept in his Unit, or in the Common Elements, which will result in the cancellation of insurance on the Property or any part thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

3. Outside Display. Without the prior consent of the Board of Directors, (a) Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of any building, (b) no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof, or exposed on or at any window, and (c) no clothes shall be hung outside a Unit.

4. Animals. No animals, reptiles, birds, or insects of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that a household pet approved by the Board of Directors in writing may be kept in a Unit, provided that it is not kept, bred, or maintained for any commercial purposes, and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property subject to these restrictions upon three (3) days' written notice from the Board of Directors. In no event shall any dog be permitted in any portion of the General Common Elements unless carried or on a leash, or be curbed in any General Elements.

5. Offensive Activity. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements; nor shall anything be done therein either willfully or negligently, which may be or become an

annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises on the Property by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts, or convenience of other Unit Owners. No Unit Owner shall play upon, or suffer to be played upon, any musical instrument, or operate or suffer to be operated a phonograph, television set, or radio on the Property at such high volume or in such other manner that it shall cause unreasonable disturbance to other Unit Owners.

6. No Objects in General Common Elements. There shall be no parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches, or chairs on any part of the General Common Elements, and any baby carriages, playpens, lawn furniture, bicycles, toys, scooters, or similar articles placed or found in the General Common Elements may be removed by the Board of Directors at any time from such General Common Elements, and if not claimed within two (2) weeks, all such property will be disposed of.

7. Vehicles. All vehicles belonging to an Owner, or to a member of an Owner's family or guest, tenant, or employee of an Owner shall be parked in the spaces provided, and no such vehicle shall be parked in such a manner as to impede or prevent ready access to any other parking space. The parking of trucks and commercial vehicle is prohibited without the written permission of the Board of Directors. The Association assumes no responsibility or liability whatsoever for the loss or damage to any automobile or vehicle while parked on the property. The repairing of cars or other vehicles on the Property is prohibited. The storing of junk automobiles or vehicles of whatever nature shall be strictly prohibited, and automobiles without current license tags shall be considered junk storage. Any such vehicle stored or placed on the property for a period exceeding forty-eight (48) hours may be towed away at the Owner's expense without prior notice to the Owner and with no liability on the part of the Association.

8. Color. Unit Owners shall not paint, stain, or otherwise change the color of any exterior portion of any of the Buildings.

9. Maintenance. Each Unit Owner shall keep his Unit and any balcony, patio, or terrace associated therewith, in a good state of preservation and cleanliness.

10. Waste Disposal. All garbage, rubbish, and debris shall be disposed of in appropriate containers and in designated areas. Except for said designated area, the Common Elements shall be kept free and clear of rubbish, debris, and other unsightly materials. No garbage cans shall be placed in the halls or on the staircase landings, nor shall any rugs or mops be shaken or hung from or on any windows, doors, decks, stairs, and the like.

11. Approval. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by resolution of the Board of Directors.

Blight Cottage Condo Rules

These rules will be in addition to the by-laws.

- 1) All residents are asked to keep the basement door closed after using Storage area in order to keep out animals and rain etc.
- 2) Owners are requested to give Coastal Property Management a set of keys in case of emergency. These should include storage unit keys in addition to doors of each unit.
- 3) Owners are requested to give names and phone numbers to Coastal Property Management as soon as condo is rented.
- 4) Owners are responsible for damage caused to common areas. Example Broken pipes from unit 2 damaged the heat detector in the basement, And unit 2 was responsible for replacement
- 5) Board members must have agreement of entire board to use Condo Funds for common area spending.
- 6) Board members are required to work with Property Management and to follow up on list of things to do.
- 7) Any Repairs that are requested payments from the Condo funds must be approved by the board prior to any work being done.
- 8) During the winter months each unit that is vacant needs to leave thermostat At 55 degrees.
- 9) Cars should be parked next to front entrance for loading and unloading.
- 10) No bikes should be parked in front of house all are to be in back near bulkhead.