

ADMINISTRATIVE RULES AND REGULATIONS
OF
VERONA – MAIN STREET
CONDOMINIUM

ADMINISTRATIVE RULES AND REGULATIONS

VERONA – MAIN STREET CONDOMINIUM

The following administrative rules and regulations are adopted by Verona – Main Street Condominium Association, Inc. (“**Association**”) for the purpose of assuring that the Condominium is operated in an efficient and orderly manner so as to create a pleasant living environment.

ARTICLE I GENERAL

1.01 Applicability to All Residents. All rules and regulations shall apply to and shall be complied with by all Unit Owners, residents within Units and their guests, families, invitees and tenants.

1.02 Definitions. All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration of Condominium for Verona – Main Street Condominium (“**Declaration**”).

1.03 Winter Heating. Whether occupied or vacant, all Units shall be heated to at least 55° Fahrenheit during the winter months.

ARTICLE II APPEARANCE

2.01 Signs. No sign of any kind shall be displayed to the public view on any Unit without prior written consent of the Association. The Declarant reserves the right to erect signs, gates, or other entryway features at all entrances to the Condominium and to erect appropriate signs for the sale of Units.

2.02 Hanging of Garments and Window Coverings. The hanging of garments from the windows, balconies or any facades of the Condominium is prohibited. No sheets shall be used for window coverings.

2.03 Protrusions. No awning, machines, hot tubs, air conditioning units, wiring for electrical or telephone installation or other similar protrusions shall be allowed on the exterior of the Condominium Units or upon any of the Limited Common Elements without the prior written consent of the Association.

2.04 Laundry. No laundry is to be hung upon patios or in windows for any reason.

2.05 Limited Common Elements. All stoops, decks and patios which are open to public view shall be kept in a neat and orderly condition. No personal property shall be stored thereon except for patio and deck furniture. With respect to all decks, if any decks are added to a Unit, the deck must first be approved by the Association. All decks shall be stained as approved by the Association. All screening of decks, where required by the Association, shall be stained to match the deck as approved by the Association. All decks

and deck screening shall be maintained by the Unit Owners, notwithstanding that the deck and deck screening are Limited Common Element under the terms of the Declaration.

2.06 Communications Equipment.

(a) No antennas, satellite dishes with diameters in excess of twenty-eight (28) inches or similar devices (collectively “**Communication Equipment**”) shall be attached to any Building, Unit or installed on the Common Elements without the prior written consent of the Association.

(b) Any Unit Owner desiring to install Communication Equipment shall submit to the Association a written request accompanied by details regarding the size, location, operation, installation procedures and installation contractor for the requested Communication Equipment.

(c) Any Unit Owner who installs Communication Equipment on a Building, Unit or on the Limited Common Elements shall be solely responsible for the cost of installing and maintaining such Communication Equipment in a good and safe condition. A Unit Owner shall indemnify and hold the Association harmless from any and all losses, costs and liability, and for any damage to a Building, Unit or the Limited Common Elements, resulting from installation and operation of such Unit Owner's Communication Equipment.

2.07 Fences. No fences shall be permitted unless such fences are approved by the Association. All permitted fences shall be first approved in terms of design and location by the Association. Fencing is permitted with the prior written approval of the Association, which may permit the installation of fences for screening and aesthetic purposes only. Fences shall not be permitted as a means of enclosure of Common Areas or Limited Common Areas. Any fences which are permitted in writing by the Association shall be maintained by the Unit Owner requesting that the fence be permitted.

2.08 Out-Buildings. No out-building or accessory building of any nature shall be permitted.

2.09 Wind-Powered / Solar Electric Generators. No wind-powered or solar electric generators shall be placed or maintained upon any portion of the Condominium or a Unit without the prior written approval of the Association.

2.10 Firewood Storage. No firewood or wood pile shall be kept outside a structure.

2.11 Lighting. Exterior lighting installed on any Unit must first be approved by the Association, and shall either be indirect or of such controlled focus and intensity that such lighting will not disturb other Unit Owners.

2.12 Mailboxes. Mailboxes and posts serving each Unit shall be as provided by the Developer, initially, and thereafter by the Association, to provide for a uniform design.

Maintenance and replacement of the mailboxes and posts shall be undertaken by the Association.

2.13 Window Treatments. All window treatments which are visible from the outside of the Condominium must be blinds of a kind and type initially installed by the Declarant or approved by the Association on a uniform basis for all Units in the Condominium. Any window coverings not meeting this criteria must first be approved in writing by the Association.

ARTICLE III USE RESTRICTIONS

3.01 Animals. Unit Owners shall be allowed to keep up to two (2) cats, dogs or other pet per Unit. No animal weighing in excess of 40 pounds shall be allowed. In addition to cats and dogs, small animals that are kept in a cage or tank may also be permitted with Association approval provided the total number of pets shall not exceed two (2) per Unit. All animals shall not unreasonably disturb other Condominium residents. All animals must be registered with the Association and owners of animals shall be responsible for damage caused by their animals. Kennels shall be kept inside their respective Owners' Unit. Further, all animals shall be kept on leashes when outside while in the Common Areas and Limited Common Elements and their owners shall be responsible for cleaning up after them.

3.02 Damage to Common Elements. Damages to the Common Elements or Limited Common Elements caused by a resident or visitors of a resident or an agent of a resident shall be the responsibility of the Unit Owner or the person causing such damage.

3.03 Unit Rental. With the exception of units owned by the Declarant and Units foreclosed upon by Mortgagees who have reserved the right to rent the same, no portion of a Unit or an entire Unit may be rented without prior approval of the Association. Any lease that is allowed hereunder shall be subject and subordinate in all respects to the Declaration, the Association's Bylaws and to these Administrative Rules and Regulations, and the Association shall have the right, in addition to all other rights and remedies available to it in law or in equity, to evict and/or eject any tenant of any Unit who has violated the terms of the Declaration, the Association's Bylaws or these Administrative Rules and Regulations.

3.04 Maintenance of Unit. All Unit Owners shall promptly perform or shall have promptly performed all maintenance and repair work within their own Unit which would adversely affect any portion of the Condominium. Each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

3.05 Discarding of Refuse. The Common Elements, Limited Common Elements and the Units shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers, clean and out of site from general public view. No incinerator shall be permitted. Other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, building materials, debris, leaves, lawn clippings, rocks or earth shall be placed on

any of the Common Elements or Limited Common Elements of the Condominium, by any Unit Owner.

3.06 Nuisances. No offensive or unlawful activity shall occur in the Condominium. No offensive or unlawful use shall be made of the Condominium. All Unit Owners at their own expense shall comply with all city, state and federal laws applicable to their Unit.

3.07 Storage. The Association shall not be liable for any loss or damage to property placed in any Unit or Common Elements or Limited Common Elements. No materials prohibited by law or local ordinance may be stored in any of these areas.

3.08 Sounds and Odors. Unit Owners shall not allow any sounds to be generated which are audible outside of their Units nor shall they allow odors to be unreasonably dispelled from their Units.

3.09 Outdoor Surface Parking. All vehicles parked on outdoor surface parking areas must be in operating condition and display a valid, current license plate. Vehicles not in compliance with the foregoing are subject to ticketing and towing at the owner's expense. No vehicle maintenance may be performed on surface parking areas. Surface parking areas are for automobile parking only, unless otherwise approved by the Association.

3.10 Hazardous Materials. Unit Owners shall not store any hazardous items in any garage area including but not limited to gasoline, or other flammable products. Unit Owners will comply with all local ordinances and codes regarding proper storage and proper garbage handling. Any storage, service or garbage recycling areas are offered as a convenience to Unit Owners and must be kept in a safe and orderly condition.

ARTICLE IV ARCHITECTURAL RESTRICTIONS

4.01 Architectural Changes. Unit Owners shall not make any changes to the architectural structure or floor plan of any Unit without the proper written consent of the Board of Directors of the Association. All structural changes altering the exterior boundaries of any Unit are prohibited. All materials and fixtures installed by the Unit Owner in connection with any changes described in this Section shall be of first class quality, new and fully paid for by the Unit Owner.

4.02 Costs for Architectural Changes. As a precondition to considering any request submitted by a Unit Owner under Section 4.01, above, the Board of Directors may require the Unit Owner to provide, at Unit Owner's expense, an expert study prepared by an architect or engineer showing the effect, if any, of the architectural changes upon the structure and building systems of the building within which the Unit is located.

4.03 Minimal Disruption. In implementing any architectural changes approved by the Board of Directors, the Unit Owner shall use all reasonable efforts to minimize disruption to other Unit Owners. All construction work shall be performed during normal business hours.

ARTICLE V AMENDMENTS

5.01 Amendments. This document may be amended at any time by the Board of Directors of the Association.