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Rules and Regulations of: Weybridge, A Condominium Association

Revised October 2003

APPLICABILITY:

These Rules and Regulations apply to all persons or entities owning any interest in occupying, or using any Units in the Condominium, or using any of its General Common Elements or Limited Common Elements.

These Rules and Regulations are in addition to, and not to be construed as replacing or in any way abrogating the restrictions on, or duties and responsibilities of, the Master Deed or By-Laws.

OBLIGATIONS and/or PROHIBITIONS:

- 1.) No person shall use or permit the use of that person's Unit, or do or allow to be done any act that may, or in fact does, disturb, annoy, or endanger the health, safety or welfare of any person in the Condominium or the immediately surrounding neighborhood.
- 2.) No structural alteration, construction, addition or removal of any Unit shall be commenced or conducted except in strict accordance with the provisions of the Master Deed and the By-Laws.
- 3.) It shall be prohibited to install, erect, attach, paste, apply, screw, nail, build, alter, remove, construct or place any object in, over, under, or to make any changes or otherwise alter the exterior of any Unit (including any alteration in color), without the prior written consent of the Association.
- 4.) Nothing shall be done or maintained in any Unit or upon any Common Element which would be in violation of any local, state or federal laws and regulations.
- 5.) Nothing shall be done or maintained in any Unit or upon any Common Element which would increase the rate of insurance on any Unit or Common Elements, or result in the cancellation thereof, unless prior written approval of the Association is obtained.

- 6.) Nothing shall be stored upon any Common Elements without the prior written approval of the Association.
- 7.) No trailer, truck, camper, camp truck, house trailer, boat or the like, vehicles with commercial license plates, nor any junk vehicle on which current registration plates are not displayed, shall be kept upon any Common Elements, including any parking spaces, nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon.
- 8.) Common Elements shall not be obstructed, littered, defaced, or misused in any manner.
- 9.) The Common Elements shall be reasonably utilized in accordance with the use for which they are intended and suited.
- 10.) No part of the Common Elements shall be used for commercial activities of any character.
- 11.) No burning of any trash and any unreasonable or unsightly accumulation or storage of litter, materials, or trash of any kind shall be permitted within any Unit or upon any Common Elements.
- 12.) No signs of any character shall be erected, posted or displayed upon, in, from or about any Unit.
- 13.) A Unit Owner shall promptly give notice to the Association, or its representative, of any damage to, or malfunction, or threatening damage to, or threatened malfunction of any Common Elements within or appurtenant to the Unit.
- 14.) No animals, livestock or poultry of any kind shall be raised, bred, or kept in any Units, or in the Common Elements. Notwithstanding the foregoing, a total of one (1) household pet shall be permitted per each Unit (i.e. cats, dogs, or other customary household pets), provided that they are not kept, bred or maintained for any commercial purpose; provided that they are housed within the Unit; provided that they are kept under supervision, do not cause or create any nuisance or unreasonable disturbance or noise, and do not endanger the health or welfare of any person. Dogs are to be walked in wooded areas and picked up after. A leash must be used at all times. Note: Pit bulls and Rotweillers are prohibited in the complex.
- 15.) Draperies, blinds, curtains or shades must be installed by each Unit Owner on all windows of the Unit, and must be maintained in said windows at all times.

- 16.) Trunks, furniture, large appliances and heavy baggage shall be taken in or out of the Common Elements at such times as designated by the Association. Any damage to the Common Elements caused by the moving of any articles shall be paid for by the Unit Owner responsible for the presence of such articles.
- 17.) All Units shall be kept in a good state of preservation and cleanliness, and no sweepings, dirt or other substances shall be discharged from any doors, balconies, or windows.
- 18.) In order to provide any orderly procedure in the case of title transfer, and to assist in the maintenance of a current, up-to-date roster of the Unit Owners, the owner of the Unit shall give the Secretary of the Association timely notice of their intent to list their Unit for sale, and upon closing of title forthwith notify such Secretary of the names and home addresses of the purchasers.
- 19.) The front stoop, entry, passages, halls, corridors and stairways shall not be obstructed by any of the Unit Owners or be used by them for any purpose except for ingress and egress to their respective apartments, and the sidewalk shall not be in any manner obstructed.
- 20.) No Unit Owner shall make or permit any disturbing noises in the building by himself, his family, friends or servants, nor do or permit anything by such persons that will interfere with the rights, comforts or conveniences of other tenants.
- 21.) No rugs, mops, toys, towels, bathing suits or any other articles of clothing are to be left on the patio or hung from the railing.
- 22.) Unit owners are not to place newspapers, boxes or other packages out at night as they are blown around by the wind and render the premises unsightly and difficult to keep clean.
- 23.) Swimming in the swimming pool shall be permitted from Memorial Day to Labor Day of each year, and during this time the pool shall be used during those hours posted by the Association.
- 24.) Unit owners are issued six (6) numbered pool badges for their use and their guests.
- 25.) Pool badges or guest passes are required for all persons entering the pool area and each person is expected to sign the log at the lifeguard station.

- 26.) The entry gate is the only access to the pool area. Entry from the clubhouse is not permitted.
- 27.) A lifeguard will be on duty during all times that the pool is open.
- 28.) Diving into the pool shall not be permitted.
- 29.) No glass containers of any kind shall be permitted in the pool area.
- 30.) There shall be no running or ball playing permitted in the pool area or clubhouse area.
- 31.) No floating objects shall be permitted in the pool. Safety/lifesaving devices worn by swimmers or children are permitted.
- 32.) Children un the age of twelve (12) shall not use the swimming pool nor shall be permitted in the swimming pool area unless accompanied by an adult.
- 33.) Children under the age of three (3) shall not be permitted in the pool. Children over three (3) must be toilet trained and out of diapers to be permitted.
- 34.) Radios are permitted in the pool area, but must be kept at a volume so as not to disturb others – it is suggested that earphones be used.
- 35.) Chairs shall not be placed by the poolside blocking access to the pool (i.e. stairs and ladders).
- 36.) Table and lounges may not be reserved and must be cleared when leaving the pool area. For example: It is not permitted to arrive early in the day to put a towel on a chair and return at a later time.
- 37.) No person showing evidence of any of the following conditions shall be permitted into the pool: skin disease or rash; sore or inflamed eyes; nasal or ear discharge; excessive sunburn; open blisters or cuts; bandages or any sign of a communicable disease.
- 38.) Unit owners are responsible for the conduct of their guests and tenants. Any violation of the rules and regulations by guests or tenants shall be treated as a violation by the Unit Owner.
- 39.) Notwithstanding, anyone believed to be dangerous to himself or others or causing disturbances and acting in a manner not considered normal will be asked to leave the pool area. If necessary, appropriate authorities will be notified.

- 40.) All common expenses and monthly assessments are due on the first of each month.
- 41.) **PARKING:** Each Unit is assigned a numbered space corresponding to their Unit number. Visitors may park in spaces in that area designated with a "V" or along the street. Back parking is prohibited so as not to endanger the hallway or ground floor units with auto fumes.
- 42.) The Tennis Court is to be used exclusively for playing tennis.
- 43.) Ball playing, rollerblading or bicycle riding is prohibited in the hallways, pool area, tennis court and sidewalks.
- 44.) Bicycles, toys, etc. are not to be left in the halls or on the grounds. They can be left in the basement storage or at the bicycle rack in back of "D" Building.
- 45.) All Units must be equipped with smoke detectors and carbon monoxide detectors. A fire extinguisher should be kept on hand in units with a fireplace. Note: Active fireplaces must be cleaned yearly.
- 46.) **RECYCLING:** Please use containers that are marked behind the dumpsters for recyclables disposal.
- 47.) Barbecue grills on patios or balconies are limited to natural gas or electric. Propane is prohibited by state law.
- 48.) Notwithstanding anything contained herein to the contrary, none of these rules shall prohibit or restrict any activities of the Association I carrying out the repair of any Unit(s) or any Common Elements.
- 49.) Copies of new leases must be mailed to the Association within 30 days.
- 50.) Tenants are obligated to abide by the Rules and Regulations of the Weybridge Association.

