

Doc#: 53645 Bk:28130 Pg: 176

RIVERFRONT LOFTS CONDOMINIUM
CERTIFICATE OF RIVERFRONT LOFTS CONDOMINIUM ASSOCIATION, INC
REGARDING
RULES AND REGULATIONS
of
RIVERFRONT LOFTS CONDOMINIUM

Housing Authority of the City of Westbrook ("Westbrook Housing"), being the managing agent for Riverfront Lofts Condominium, a residential condominium located at 30 Lincoln Street in Westbrook, Maine, does hereby certify that Exhibit A attached hereto consisting of 3 pages and containing Rules and Regulations numbered 1-29, is a true and complete copy of the Rules and Regulations of Riverfront Lofts Condominium, currently in force and effect, and that said Rules and Regulations have not been amended, revoked or replaced as of the date hereof.

Dated September 28, 2010

Riverfront Lofts Condominium Association, Inc.

By Housing Authority of the City of Westbrook
Its Managing Agent duly authorized

By: Michael D. Freysinger
Michael D. Freysinger
Its Property Manager duly authorized

STATE OF MAINE
COUNTY OF CUMBERLAND

September 28, 2010

Personally appeared the above named Michael D. Freysinger, Property Manager of Housing Authority of the City of Westbrook, Managing Agent of Riverfront Lofts Condominium Association, Inc. and acknowledged under oath that the certifications contained in the foregoing certificate are true and complete and that he is the duly authorized Property Manager of Housing Authority of the City of Westbrook and that it is the duly authorized Managing Agent of Riverfront Lofts Condominium, Inc.

Before me,

Patty Michaud
Notary Public
Printed Name of Notary:

PATTY MICHAUD
Notary Public, Maine
My Commission Expires 7/7/2017

SEAL

EXHIBIT A

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RULES AND REGULATIONS FOR RIVERFRONT LOFTS CONDOMINIUM
CONDOMINIUM ASSOCIATION

The following Condominium Rules and Regulations are a part of Riverfront Lofts Condominium.

1. Each Unit will be used as a single family residence only. Each Unit shall be used only as a primary or secondary residence, although nothing shall prevent the owner of a unit to rent a unit in accordance with the leasing restrictions contained in the Declaration, so long as the lessee uses the unit as a single family residence.
2. The walkways and entrances of the Buildings shall not be obstructed or used for any purpose other than ingress to and egress from the Units.
3. Unit Owners may not erect awnings, fences, signs, television antennas, clothes lines or other structures, plant or remove trees or shrubs, store trailers, boats, recreational vehicles or unregistered motor vehicles outdoors, materially alter the grading or landscaping, place outdoor furniture, potted plants, flags, louvers, or decorations, or do any other thing which affects the external appearance of the buildings or grounds including limited common areas, with the exceptions specified in 3a, below:
 - 3a. Unit owners may place the following items on the limited common areas of their unit: appropriate outdoor furniture (chairs, benches and tables) plants in containers and outdoor grills. None of these items may be permanently attached to any portion of a limited common area. All such items must be compatible with the buildings' architecture. The Executive Board has the authority to ask a Unit owner to remove any items that, in its opinion, detract from the overall appearance of the buildings.
4. Nothing shall be hung or shaken from the patios, decks or windows or placed upon the exterior windowsills of the buildings, including window air conditioners. Interior portable air conditioners are permitted so long as the vent does not protrude out from the window opening. No clothing or other personal articles shall be allowed to stand in the common elements or limited common elements other than areas designated for such use.
5. No bicycles or similar vehicles or toys or other personal articles shall be allowed to stand in the common elements or limited common elements other than areas designated for such use. Bicycles or similar vehicles shall not be driven across lawns or on the common areas. There shall be no skate boarding on the property.
6. No Unit owner shall make or permit any noises that will disturb or annoy the occupants of the buildings or do or permit anything to be done on the premises which will interfere with the rights, comfort or convenience of other Unit owners.
7. Each Unit owner shall keep his or her Unit in, good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows, patios or decks thereof, any dirt or other substance.
8. Without the express written consent of the Association or Declarant as the case may be, no dogs or cats shall be permitted to be raised, bred or kept in any Unit or in the Common Elements or

Limited Common Elements. Only cats, dogs and small household pets such as hamsters, turtles, small lizards, chameleons, mice, guinea pigs, parakeets, parrots, mynah birds and the like may be kept in a unit. No other animals may be kept. Up to two such animals may be kept per Unit.

All pets must remain under the constant control and supervision of a Unit Owner. Excessive noise and annoyances such as barking, yelping, baying or crying will not be permitted and, in the event of such, shall constitute grounds for the forcible removal of the responsible pet. All pets shall be licensed and inoculated as required by State law. Notwithstanding the foregoing, any pet owned by a resident must be housed within the resident's Unit and shall not be permitted to run loose or uncontrolled or be left unattended in or on the Common Elements, Limited Common Elements or any outside area.

Pets brought outside the Unit must be leashed and attended at all times and those attending pets (owners & guests) must clean up any waste left by pets on the property.

9. All garbage and refuse from the Units shall be deposited with care in receptacles intended for such purpose only at such times and in such manner as the Board may direct.
10. No radio or television aerial or dish shall be attached to or hung from exterior of any building except by and with the prior written consent of the Board.
11. The agents of the Association and any contractor or worker authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration and Bylaws or these Rules and Regulations.
12. No trailers, snowmobiles, campers, motor bikes, mini bikes, all-terrain vehicles or the like are to be operated or utilized on the Property. No automobile belonging to a Unit owner or to a member of the family or guest, tenant or employee of an owner shall be parked in such manner as to impede or prevent ready access to another parking space. The Unit owner's, their employees, servants, agents, visitors, licensees and the Unit owner's family shall obey these and all parking regulations, as follows: A maximum of two cars may be kept per Unit. Automobiles when parked overnight must be moved to accommodate snow plowing and/or snow removal. There will be no parking in any other areas on the property. Only passenger automobiles and trucks with a gross vehicle weight of less than 6,000 pounds shall be permitted. No buses, trucks in excess of 6,000 pounds, trailers, boats or recreational vehicles shall be parked except in the areas designated for such vehicles, if the association elects to provide such spaces.
13. The Unit owner shall not cause or permit the blowing of any horn from any vehicle in which his guests or family shall be an occupant, approaching or in the parking areas serving the buildings.
14. All damage to any Building or Common Element or Limited Common Element caused by the moving or carrying of any article therein shall be paid for by the Unit Owner responsible for the presence of such article.
15. No Unit owner shall use or permit to be brought into the buildings any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene or other explosives or articles deemed extra hazardous to life, limb or property, without in each case obtaining the prior written consent of the Executive Board.
16. Unit owners shall be held responsible for the actions of their children, guests and tenants.

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17. Any consent or approval given under these Rules and Regulations by the Executive Board shall be revocable at any time.
18. Complaints regarding the service of the buildings and the Property or regarding actions of other Unit owners or the Association shall be made in writing to the Board.
19. Guns and weapons of any kind shall not be used on the Property.
20. No felling of trees or other growth is permitted in the Common Elements or Limited Common Elements except as done by the Association for maintenance purposes.
21. The Unit owners shall do nothing to harm or disrupt and shall assist to the extent possible, the Executive Board in the proper maintenance of the drainage system in the property.
22. All personal property placed in any portion of the buildings or any other place shall be at the sole risk of the Unit Owner.
23. No nuisance or excessive noise shall be permitted. All Owners shall keep the volume of any device or instrument at a level so that it shall not unreasonably disturb any other Unit Owner.
24. No signage, advertising, or window displays, including signage advertising the sale of a unit shall be permitted without the consent of the Association except that no consent is required in the instance where a lender has realized on a Unit granted as collateral and desires to sell the Unit. In no instance may any sign be larger than two foot by two feet in size.
25. Each Unit Owner shall install blinds, louvers, curtains or draperies on all windows facing the exterior of a Unit.
26. Unless authorized by the Association, no bicycles, toys, benches, chairs, or other personal property shall be left unattended in any Common Element and further, unless authorized by the Association, nothing shall be stored on the Common Elements unless permitted by these Rules or the Declaration .
27. From time to time, the Association may adopt reasonable additional rules for the flow of traffic and the speed of motor vehicles traveling through Condominium road ways. Each Unit Owner agrees to abide by these rules as they apply to speed and parking.
28. Smoking is not permitted in common areas, limited common areas, hallways, stairwells, or community rooms. Smoke shall not be allowed to travel to neighboring units in the condominium. If deemed necessary by the association, a unit owner will be required to utilize a mechanical filtration system to eliminate the transfer of smoke.
29. The roof of the building is not designed for resident general use. Unauthorized use is prohibited.

Received
Recorded Register of Deeds
Sep 30, 2010 02:44:48P
Cumberland County
Pamela E. Lovley