

RULES AND REGULATIONS
OF
ELM GROVE PARKWAY CONDOMINIUM, INC.

I

AUTHORITY TO ACT

These rules and regulations are adopted by the Board of Directors of "Elm Grove Parkway Condominium, Inc." pursuant to the authority vested in them under Article IV, paragraph g. of the "Articles of Incorporation" and further authorized under Article VI, Section 8 of the "By-Laws".

II

PURPOSE

To provide the residents an equitable and orderly procedure for making Elm Grove Parkway Condominiums a pleasant and wholesome place in which to live.

III

SCOPE

To serve as a set of Rules and Regulations for Elm Grove Parkway condominiums, Inc., Rules may be deleted, added or amended from time to time as it is considered necessary to remain consistent with the purpose of these rules.

IV

ENFORCEMENT OF RULES AND REGULATIONS

Violations of any Rules and Regulations should be reported in writing to the Board of Directors of the Association. The Board shall have the authority to reprimand violators in a manner that they deem fair, including loss of privileges and fines. A variance of any rule due to special or extraordinary circumstances may be granted by the Board of Directors upon written request by the unit owner. Such variance shall be granted in writing and may be revoked by a majority of the residents.

V

RULES AND REGULATIONS

1. The total number of permanent occupants of a two (2) bedroom unit shall not exceed four (4) persons and for a three (3) bedroom unit shall not exceed five (5) persons.
2. Small dogs and cats shall be permitted to be kept as pets provided that:
 - a. Pets when full grown shall not exceed 16" in height from top of head to bottom of feet.
 - b. Pets have all necessary shots
 - c. The owner keeps the pet under leash at all times when the pet is out of its unit.
 - d. The pet does not cause a nuisance, disturbance or annoyance to any other resident.

- e. All pet litter must be picked up and disposed of promptly by the owner. Damage to the grass by any pets will be replaced and charged to the owner of the pet that caused the damage.
 - f. No more than one (1) per unit.
 - g. Temporary boarding of pets for friends, and relatives is prohibited.
3. Parking bicycles outside is prohibited, bicycles must be kept in garages when not in use.
 4. When barbecuing on the patios, it will be the residents responsibility to control the fire, smoke and any offensive odors so as not to disturb their neighbors or create a fire hazard. Owners must move their grills out and away from the building when lighting, cooling and during the cooking period. Barbecuing in garages is strictly forbidden under any circumstances.
 5. Soliciting or selling on any part of the condominium property is prohibited without the written consent of the Board of Directors. This includes auction and rummage sales, signs advertising cars, boats, household goods, etc.
 6. All complaints regarding service shall be made in writing to the Board of Directors. All complaints must be signed.
 7. Any attempt by a resident, to direct, supervise, assert control over any employee or private contractor of the Association or to send such employee on private business of the resident is prohibited.
 8. Exterior parking spaces shall be assigned by the board of Directors. Exterior parking spaces are not to be used for repair purposes by the residents, or otherwise. Storage of unusable vehicles on condominium property is prohibited. Vehicles owned by other than unit owners or occupants cannot be stored on condominium property.
 9. Trucks used by residents that fit into their garage with the door closed will be permitted on the condition, that the unit owner does not leave any truck of any kind, day or night, on the property. All other trucks will be prohibited from parking on condominium property.
 10. Storage of flammable fluids and hazardous materials in the garages or other common or limited common area other than Association equipment is prohibited, and the Board shall have the right to confiscate same. An exception is barbecue charcoal and lighting fluid.
 11. Cloths, sheets, blankets, rugs, laundry or other articles hanging out or exposed, from or to any common area or limited common area is prohibited. This includes articles hung on patios.
 12. Recreational vehicles and campers, boat trailers, or other similar vehicles, will not be allowed to park in any parking space.

13. The exterior parking, storing, or use of boats and/or trailers, or snowmobiles on Association property is prohibited. Usage of an owner's or visitor's motorcycle on condominium property is permitted as long as it does not cause a nuisance, disturbance or annoyance to any other resident.
14. It will be the responsibility of each resident to exercise prudence and reason in the use of radios, stereos, TV's, musical instruments and other devices capable of creating excessive noise, so as not disturb or annoy another resident.
15. Large items such as furniture, mattresses, box springs, television sets, etc., must be disposed of by the unit owners. These types of materials will not be picked up by the Waste Management Co. without prior arrangements.
16. Outside antenna, or dishes, including CB, radio or TV/cable shall not be placed on any portion of the exterior common area, roof, or building exterior without permission of the Board of Directors.
17. Any and all structural and architectural alterations, interior and exterior, must be approved by the Board of Directors.
18. Clothes lines of any kind are not allowed
19. Landscape changes may not be made without the permission of the Board of Directors. Notwithstanding the foregoing, small plantings in existing beds immediately adjacent to an owners residence shall be permitted unless specifically directed by the Board.
20. Window air conditioners are not allowed.
21. Posting of signs of any kind on Condominium property shall not be allowed except that "Open House" signs are permitted during an open house period when a unit is being offered for sale.
22. Garbage cans and recycle bins should not be left outside except on the day of pick up.

Revised and adopted by the Board of Directors May 13, 2013.

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