# AMENDED AND RESTATED RULES AND REGULATIONS OF CONDOMINIUMS ON THE GREEN CONDOMINIUM ASSOCIATION, INC.

Living will be more enjoyable at Condominiums on the Green (the **"Condominium"**) if the property is kept neat and clean and if no one acts in such a way as to infringe on the rights of others. These rules and regulations have been developed to accomplish these objectives.

Rules Enforcement

The Board of Directors (the **"Board"**) of the Condominiums on the Green Condominium Association, Inc. (the **"Association"**) has the responsibility of reviewing and developing rules and regulations to govern the Condominium and the Association. Enforcement of rules and regulations shall be undertaken by the Condominium's Board of Directors and by the Members following policies and procedures established by the Board from time to time.

## RULES

A. Condominium Units.

Each member of the Association has control and use of an individual condominium unit for residential living. Limitations on a unit owner's use of a condominium unit, to enhance the quality of living in the Condominium, are as follows:

1. No use of premises shall create a nuisance for others. Each resident should particularly minimize noise intrusion in any form including music, machinery and appliances from 11:00 p.m. to 9:00 a.m.

2. Use shall not damage or interfere with the use or operation of common structural or mechanical elements.

3. No sign, signal, advertisement or illumination shall be inscribed or exposed on any window or other part of any building except such as shall be approved in writing by the Board. Nothing shall be projected out of any window without consent of the Board.

4. Garages.

a. Minor car repairing is permitted only in the resident's garage. Oil changes are permitted only in the resident's garage.

b. Excess oil and/or fluid leaks are prohibited.

c. Junk vehicles and those without current license plates are prohibited.

d. Car washing is permitted in your own driveway.

B. Limited Common Elements.

1. Patios and porches.

a. Owners have exclusive rights to use the patio or porch adjacent to their unit, including the placement of normal patio-type furniture.

b. Owners are obligated to clean patio or porch floor and doors.

c. Alterations, changes or additions or permanently affixing items to the floor or walls is forbidden without specific written approval by the Board of Directors. Plant hangers attached to the building are permitted provided they do not extend over the patio or porch edge.

d. Only covered grills may be used for cooking on the patios/porches, subject to gas grill rules and regulations that may be adopted by the Board from time to time.

e. Storage, other than the usual furnishings, is not allowed on patios/porches.

2. Driveways.

a. Unauthorized cars shall be removed with the assistance of the Police Department.

b. No vehicle repairing is permitted, except as described above.

c. Trailers, campers, boats and any other recreational vehicles may not be parked in any driveway area for longer than a twenty-four (24) hour period in any seven (7) day time period.

d. All motorized vehicles are to have current licenses and are not to be left in the parking areas for extended periods of non-operation. An extended period is defined as two weeks. Exceptions to this rule will be made for the residents who are absent from the city of more than two weeks.

e. At no time are cars to be parked off the pavement.

f. Cars should be parked in a manner so that no part of the car extends over the sidewalk.

g. Car radios should be operated in a manner that will not disturb other residents.

C. Common Elements — Guest Parking, Driveways and Walks.

1. Common Element facilities are for the use of the Unit owners and their guests.

D. Pets

1. Livestock (including dogs, cats, rabbits, poultry, birds and other animals) shall not be kept in any Unit or any part of the buildings of which the Units are a part, nor on patios or upon any Common Elements or other part of the Condominium, EXCEPT, that dogs, cats and other household pets, not to exceed two in number may be kept by Unit Owners within each Unit Owner's respective Unit, but shall not be maintained for breeding purposes.

2. Dogs and cats shall be carried or kept on a leash at all times when not in the Units. Household pets shall not be permitted to commit or cause a nuisance or any unreasonable disturbance.

3. Pets shall not be left unattended in any portion of the Common Elements. Unit Owners are responsible for IMMEDIATE clean-up of their pets, regardless of the circumstances.

4. Unit Owners are pecuniarily liable for any damage to the Common Elements, the property of the Association or the property of other Unit Owners and any of their guests or invitees to include but not limited to carpeting, doors, walls, plantings or lawns committed or caused to be committed by their pets.

5. Variances to the foregoing pet rules and regulations may be granted by the Board pursuant to procedures adopted by the Board from time-to-time. In addition, the Board shall have the authority to order an otherwise permitted pet to be removed from the Condominium, if such pet constitutes or becomes a nuisance to other Unit Owners, or is prohibited by the Association's policy of insurance, as determined by the Board in the use of its sole discretion.

E. Miscellaneous.

1. Soliciting is prohibited. No one shall solicit for the sale of goods or services or for donations. Garage sales are not allowed except with the advance consent of the Board.

2. Neither the Board or the Association is responsible for personal property left on the premises.

3. Trash pick up day may change periodically. Trash must be placed in appropriate garbage or recycling containers. Place trash and recycling containers next to your mailbox by 6:00 a.m. on trash day.

F. Compliance and Enforcement of Rules and Regulations.

1. Each Unit Owner is responsible for full compliance with the Rules and Regulations by all family members, guests, visitors, lessees and others the unit Owner brings to the Condominium.

2. Losses or damages to Common Elements caused by a Unit Owner or his guests, visitors, lessees or other persons shall be replaced or paid for by the Unit Owner involved.

3. Police will be called for law violations.

4. The Board reserves the right to amend, alter or cancel any of these Rules and to make such other Rules as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all unit owners.

5. Temporary holiday decorations may be placed at appropriate times, and must be removed within a reasonable period of time after the applicable holiday. (Amended 11-9-09.)

Adopted by the Association's Board of Directors on the 23 day of FEBRUARY 2021.

President

Secretary