RULES AND REGULATIONS

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RULES AND REGULATIONS
OF
LAKEWOOD CONDOMINIUM ASSOCIATION, LTD.

The following are the Rules and Regulations of Lakewood Condominium Association, Ltd, as promulgated by the Declarant. These Rules and Regulations may be amended or repealed by the Board of Directors at any time during the existence of the Condominium. Copies of all amendments to the Rules and Regulations shall be furnished to the unit owners by the Board of Directors prior to the time such amendment shall be effective. Capitalized terms not defined herein shall have the meaning attributed to such terms set forth in the Declaration of Lakewood Condominiums, a Condominium.

A. *Parking.*

1. To enhance the aesthetics of the Condominium and in order to facilitate required maintenance and snow plowing of the driveway and parking lots, all vehicles of any type shall be parked inside the garage or in a designated parking stall. No vehicle of any type shall be placed in any driveway or designated parking stall for storage.

2. No boats, campers, trailers, recreation vehicles or other vehicles of similar nature and design shall be stored or parked in the outdoor parking areas for a period of longer than twenty-four (24) hours in any one (1) week period. No individual shall be allowed to use or occupy any recreational vehicle or any similar vehicle designed or used for overnight camping while such vehicle is parked on the Property.

3. No unit owner nor his family members, agents, employees, invitees, or guests may use any of the parking areas for the purpose of repairing or restoring any motor vehicle which is allowed to be parked on the Property.

B. *Use of Unit and Common Elements.*

1. No unit owner shall occupy or use his unit or the Common Elements appurtenant thereto, or permit the same or any part thereof to be occupied or used, for any purpose other than as private residence for himself, his family, or his temporary guests.

2. No unit owner, nor any of his family members, agents, employees, invitees, or guests may in any way obstruct the use of the Common Elements or another unit.

3. No unit owner, nor any of his family members, agents, employees, invitees, or guests shall carry on any noxious or offensive activity in any unit or in the Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to others.

4. No unit owner, nor his family members, agents, employees, invitees, or guests shall commit any form of waste in the Common Elements.

5. No unit owner shall allow his unit to be used for any improper, immoral, unlawful, or objectionable purpose, nor shall any unit owner do anything to injure the reputation of the Condominium.

6. No unit owner, nor his family members, agents, employees, invitees, or guests shall allow the unreasonable or unsightly accumulation of waste, litter, or any form of trash in any area except in such designated areas.

7. Lawn furniture and grills only shall be allowed to be stored on decks, patios, or balconies. Items shall be deemed to be stored on the decks, patios, or balconies if they remain for a period of longer than twenty-four (24) hours.

8. No patios, balconies or decks shall be used for shaking or drying laundry, carpets, rugs, or clothing.

9. Visible real estate signs, or "For Sale" signs of any size are prohibited.

10. No storage of any personal belongings shall be allowed outside of the garage.

C. ***Animals.***

1. Pets shall be limited to one dog no greater than thirty (30) pounds in weight, cats, and birds. The keeping of any other animals shall require prior written approval from the Board of Directors. No unit owners shall own and/or board more than two (2) pets.

2. Pets shall be allowed provided the owners of pets shall take all reasonable actions to prevent their pets from being a nuisance, annoyance, or danger to any of the unit owners.

3. All pets shall be picked up after and all droppings shall be immediately disposed of by the person in control of the pet.

4. All pets shall be leashed and within the immediate control of a person when outside of a unit.

D. ***Increase of Insurance Rates.***

1. No unit owner, nor his family members, agents, employees, invitees, or guests shall do or act in any manner in any unit or in the Common Elements which will cause an increase the rate of insurance on the Common Elements.

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2. No unit owner shall permit anything to be done or kept in his unit or in the Common Elements which will result in the cancellation of insurance on any unit or any part of the Common Elements, or which would be in violation of any law ordinance.

E. ***Leasing of Units.***

1. No unit may be leased without a written lease.

2. Any unit owner who enters into a lease for his unit shall provide the Secretary of the Association with a copy of such lease within seven (7) days after the execution thereof.

3. No unit may be leased for a term of less than one hundred eighty (180) days.

4. A unit owner who leases his unit shall remain primarily liable for the payment of any Assessment or any other amount due under any Condominium Document and the Association shall have the option to purchase either the unit owner who leases his unit and/or the lessee under any lease for the payment of any Assessment or any other payment due the Association.

5. The rights of any leases of any unit shall be subject to the covenants, conditions and restrictions set forth in the Condominium Documents.

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