

**RULES AND REGULATIONS FOR
ROYAL OAK CONDOMINIUM**

Condominium living requires that each owner regulate the occupancy and use of his unit and the common elements so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of his unit. With this in mind, certain initial rules and regulations have been established by ROYAL OAK CONDOMINIUM ASSOCIATION, INC., to protect each owner's right to the quiet enjoyment of his property. These Rules and Regulations are as follows:

1. Each unit owner, at his own expense, shall maintain in good condition and repair his unit and all interior surfaces within or surrounding his unit (such as the surfaces of the walls, ceilings, floors), and maintain and repair fixtures, including the air conditioning system and all appliances in his unit.

2. Units shall be used only for residential purposes, as a single family private dwelling for the unit owner, the members of his family and social guests and for no other purposes. Units may not be used for business use or for any commercial use whatsoever.

3. One pet, which may be only a small caged bird, a cat or a dog, twenty-five (25) pounds or under, may be kept in a unit. No pets shall be permitted on any condominium property (other than a unit) unless leashed or caged, as appropriate, and pets shall be walked only on condominium property designated by the condominium association. No pets shall be permitted in any recreation area at any time. Any unit owner who keeps a pet shall hold the association harmless against any and all claims, debts, demands, obligations, costs and expenses which may be sustained or asserted against the association or the board of directors because of acts of any such pet committed in or about the condominium, and the unit owner will be responsible for repair of all damage caused by such pet.

4. Common elements shall not be obstructed, littered, defaced or misused in any manner.

5. No structural changes or alterations shall be made in any unit, except upon approval, in writing, by the board of directors of the association and the approval of the institutional first mortgagee, if any, encumbering said unit.

6. No unit owner or occupant of a unit shall post any advertisement or posters of any kind in or on the unit or the condominium property except as authorized, in writing, by the board of directors of the association.

7. No clothes line or similar devices shall be allowed on any portion of the condominium property by any person, firm or corporation without the written consent of the board of directors of the association. No rugs, etc., may be dusted from the windows of the units. Rugs, etc., may only be cleaned within the units and not in any other portion of the condominium. All garbage and trash shall be deposited in the locations designated.

8. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his/hers family, servants, employee, pets, agent, visitors or licensees nor permit any conduct by such persons or pets that will interfere with the right, comfort or conveniences of others Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, or sound amplifier in the Unit in such manner as to disturb or annoy other residents.

9. No owner or occupant of a unit shall install wiring for electrical or telephone installations, nor install any type of television antennas, machines or air conditioning equipment, etc., except as authorized, in writing, by the Board of Directors of the Association.

10. No flammable, combustible, or explosive fluids, chemical or substance shall be kept in any unit or storage area, except such as required for normal household or permitted

business use.

11. Attic access is only for maintenance and service personnel authorized by the Association.

12. Waterbeds are not to be permitted without the prior written approval of the Association.

13. The Association may levy reasonable fines against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the Declaration, the Association Bylaws, or reasonable rules of the Association. No fine will become a lien against a unit. No fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000. No fine may be levied except after giving reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. The provisions of this subsection do not apply to unoccupied units.