

TANNENBAUM BY THE RIVER CONDOMINIUMS

Schedule "A"

Rules and Regulations

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units.
2. Except as to the areas termed limited common element no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways, elevators and passageways as a play area.
4. No vehicles belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
5. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
6. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made, loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as my disturb or tend to disturb owners, tenants or occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 pm and the following 8:00 am.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
9. The balconies, terraces, decks or patios shall be used only for the purpose intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.

10. No cats, dogs or other animal, bird or reptile (hereinafter for brevity termed “pets”) shall be kept, maintained or harbored in the units or on the Tannenbaum by the River property except those pets personally owned by a Unit Owner. Permission for a Tannenbaum by the River Owner to have their personally owned pets on the condominium grounds is revocable if the pet becomes obnoxious to the other Owners, guests or tenants, in which event the Owner of the pet will be given written notice to correct the problem. If the problem is not corrected, the Owner will be given written notice to permanently remove the pet from the premises. A fine of \$100 per day for each day an infraction against this rule continues, shall be assessed against the respective Unit Owner, by the Association, if a tenant or guest of such Owner is found to have a pet on the premises.
11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.
12. Any damage to the general common elements or common personal property caused by the owner or a child or children of a unit owner or their guests or the guests of a unit owner shall be repaired at the expense of that unit owner.
13. With the consent of an owner the Managing Agent, or, if there is no Managing Agent, then the Board of Managers, may retain a pass key to each unit. In the event that the owner does not so permit retention of a pass key, the Managing Agent or, if there be none, the Board of Managers, its employees and/or agents may make a forcible entry into such unit when the Managing Agent or Board of Managers believes that an emergency requiring such entry exists. So long as such entry is made upon a bona fide belief of emergency, the owner shall have no recourse for any such forcible entry against the Managing Agent or Board of Managers or the person or persons who actually effect such forcible entry.
14. Each Homeowner shall be responsible for any and all damage(s) caused by their unit, families, guest, tenants, agents, pets, etc., to other units and common areas regardless of whether such damage is occasioned by accident, negligence or malice. Each Homeowner shall pay for such damages and restitution promptly.
15. All components of gas appliances, gas fireplaces, check meters and flues beginning at the common supply line are the responsibility of the individual Homeowner for repair, replacement and maintenance.
16. **Due to the limited amount of parking, parking control is required. All unit Owners, tenants and guests must have a parking permit. The HOA reserves the right to limit the number of vehicles/parking permits allowed per unit. The parking permit must be placed in a visible location on the driver’s side dashboard. Any vehicle without a valid parking permit will be towed at Owner’s expense.**
17. **An Owner will not make any modifications or alterations to their unit without written approval of the Board of Directors. Homeowners must submit their plans and specifications to the Board for its consideration and approval prior to any changes in units.**

18. **Barbecuing and other forms of outdoor cooking are prohibited on balconies by code. Barbecue grills are located on the north side of the property for use by all Owners and Guests.**
19. **Homeowners must submit their product specifications and soundproofing plans to the Board for its consideration and approval prior to the installation or change of any flooring including carpet, in any part of the unit. Any change or installation must meet current building codes. Hard surface floors may be allowed in any area on first floor units only and must be approved by the Board. For second and third floor units, there will be no hard surface flooring installations allowed in the bedrooms and in the hallway that leads to the bedrooms. No hardwood or tile floor installations will be permitted in any other part of the unit, except in the kitchen and bathrooms and only with written approval of the Board.**

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations pursuant to the Condominium Declaration and Articles of Incorporation and By-Laws of the Association.

REVISED JUNE, 2009 Additions in **BOLD** type