

RULES AND REGULATIONS

FOR

TEAKWOOD VILLAS CONDOMINIUMS

1. Each of the dwelling units shall be occupied only as a single family private dwelling by the owner and members of his family, their guests, and lessees as approved by the Association in accordance with Section 15 of the Declaration of Condominium and Paragraph 6 of these Rules and Regulations. Except as reserved to Declarant, no dwelling unit may be divided or sub-divided into a smaller unit.
2. The common elements and limited common elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the condominium unit owners in accordance with such Rules and Regulations as may be promulgated by the Association as provided in the Declaration of Condominium.
3. No pets shall be maintained or kept in any of the condominium units other than goldfish, tropical fish and the like, birds such as canaries, parakeets and the like, and small canines and small felines except as may be specifically provided for and authorized by the Rules and Regulations of the Association as they may be from time to time adopted or amended, or pursuant to the written consent of the Board of Directors of the Association, or of the Declarant, provided, such written consent when once given and relied upon in connection with the purchase and acquisition of a condominium apartment unit may not thereafter be revoked or terminated without the consent of the apartment owner, unless the pet shall thereafter be determined to be a nuisance by the Board of Directors. No pets will be permitted in the Recreations Area (including the clubhouse and swimming area), and will be permitted in the common areas only when leashed or otherwise appropriately restrained. Unit owners are responsible for cleaning up all waste left by their pets, and to remove excessively noisy pets from the condominium premises.
4. No nuisance shall be allowed upon the Condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with

the peaceful possession and proper use of the property by its residents. All parts of the Condominium shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No condominium unit owner shall permit any use of his condominium unit or make any use of the common elements that will increase the cost of insurance upon the condominium property.

5. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it; and all valid laws, zoning ordinances and regulations or all governmental bodies having jurisdiction shall be observed. The responsibility of modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.
6. After approval by the association as elsewhere required, entire apartments may be rented by unit owners. Occupancy of rented units shall be limited to the lessees and their guests. No subsidized rentals shall be permitted. No rooms may be rented in any apartment, nor shall any lease of an apartment release or discharge the owner thereof of compliance with any of his obligations and duties as an apartment owner. All of the provisions of the Declaration, the Articles and By-Laws, and the Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying an apartment unit as a tenant to the same extent as against an apartment owner, and a covenant upon the part of such tenant to abide by the rules and regulations of the Association, and the terms and provisions of the Declaration of Condominium, Articles and By-Laws, and designating the Association as the apartment owner's agent for the purpose of and with the authority to terminate any such lease agreement in the event of violations by the tenant of such tenancy agreement, whether oral or written, and whether specifically expressed in such agreement or not.
7. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements or apartments.

8. The recreation area and facilities, including the swimming pool, are for the use of dwelling unit owners and their guests only and shall be subject to any posted regulations determined by the Board of Directors to be necessary for the benefit, enjoyment and safety of the owners.
9. No radio or television antennas or any wiring for any purpose may be installed on the exterior of the building without the written consent of the Board of Directors of the Association.
10. The balconies, corridors, patios and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Children shall not be permitted to play in the walks, corridors or stairways of the Condominium Buildings.
11. Common areas, including sidewalks, entrances, elevators, halls, corridors and stairways of the Condominium Building shall be used for the purposes intended and not articles belonging to any unit owner will be kept therein, and these areas shall be kept free from obstruction.
12. Owners are specifically prohibited from making any change, addition, alteration or decoration to the exterior appearance of any portion of the Condominium Buildings, including the balconies adjacent to their units, without the prior written approval of the Board of Directors of the Association, the only exception to the requirement being a holiday door decoration.
13. Automobiles shall be parked only in the areas provided for that purpose. Automobile parking spaces shall be used solely and exclusively for that purpose and for the purposes set forth herein, and shall not be used for the storage of boats, inoperative automobiles, or for any purpose other than as stated herein. All vehicles must have a valid tag. The parking space may not be used for day-to-day storage of bicycles and tricycles. Any vehicle in violation of these rules is subject to being towed at the owners expense.
14. Owners, residents, their families, guests, servants,

employees, agents and visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof, or into any equipment rooms or power rooms.

15. There shall not be kept in any unit any flammable, combustible or explosive fluid material, chemical or substance, except for normal household use.
16. All requests for service, care and maintenance of the Condominium Buildings or the recreational areas shall be made to the Board of Directors in writing.
17. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, exploration or otherwise, shall be conducted, maintained, or permitted on any part of the property or in any condominium unit except as provided in the Declaration.