

RULES AND REGULATIONS

FOR

CONDOMINIUM

1. No part of the property shall be used for other than housing and the purposes for which the property was designed. Each Unit shall be used a residence for a single family.

2. There shall be no obstruction of the common areas, nor shall anything be stored in the common areas, without the prior consent of the Board of Directors of Divinity Gardens Condominium Association, Inc., except as hereinafter expressly provided.

3. Nothing shall be done or kept in any Unit or in the common areas which will increase the rate of insurance of any of the buildings, or contents thereof, applicable for residential use, without the prior consent of the said Board of Directors.

4. Unit owners shall not cause or permit anything to be hung or displayed on the outside of the windows or placed on the outside walls or doors of a building and no sign, awning, canopy or shutter shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window without the prior consent of the said Board of Directors.

5. No animals or reptiles of any kind shall be raised, bred or kept in any unit or in the common areas, except that the Board of Directors may provide that a dog, cat or other household pet may be kept if it is not kept, bred or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon three (3) days written notice from the said Board of Directors. In no event shall any dog, cat or household pet be permitted in any portion of the common areas unless carried or on a leash, or be curbed in any courtyard or close to any patio.

6. No noxious or offensive activity shall be carried on in any unit, or in the common areas; nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No unit owners shall make or permit any disturbing visitors or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other Unit Owners. No unit owner shall play upon, or allow to be played upon, any musical instrument or operate or permit to be operated a phonograph, television set or radio on the premises at such high volume or in such other manner that it shall cause unreasonable disturbances to other unit owners.

7. No clothes, sheets, blankets, or laundry of any kind of other articles shall be hung out of a Unit or exposed on any part of the common areas. The common area shall be kept free and clear of rubbish, debris and other unsightly materials. No outside clotheslines of any kind.

8. Except in recreational or storage areas designated as such by the said Board of Directors, there shall be no playing, lounging or parking of bicycles, wagons, toys, vehicles or placing of benches or chairs or other similar items on any part of the common areas, except that terraces and patios may be used for their intended purposes. Storage by owners in areas designated by the Board of Directors shall be at the owner's risk.

9. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designated for profit, altruism or otherwise, shall be conducted, maintained or permitted on any part of the property, except that a professional office or household occupation may be permitted with the written approval of a majority of the said Board of Directors, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the property or in any unit therein, nor shall any unit be used or rented for transient, hotel or motel purposes.

10. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the said Board of Directors.

11. No garbage cans shall be placed in the halls or on the staircase landings, nor shall anything be hung from the window sill. Nor shall any rugs or mops be shaken or hung from any of the windows, doors, balconies, patios or terraces.

12. The parking areas shall not be used for any purpose other than to park automobiles, excluding specifically trucks, commercial vehicles, trailers or boats, which may be parked in specially designated areas only.

13. No terrace, balcony or patio shall be covered by any awning or otherwise enclosed without the consent, in writing, of the said Board of Directors.

14. No radio or television aerial shall be attached to or hung from the exterior of the building or terraces except as shall have been approved in writing by the said Board of Directors.

15. Unit owners shall not paint, stain or otherwise change the color of any exterior portion of the building.

16. Each unit owner shall keep his condominium unit and any balcony or patio to which he has sole access in a good state of

preservation and cleanliness, 857 . 717

17. Unit owners shall be held responsible for the actions of their children and their guests.

18. No structure of any kind is permitted in common areas.

19. Right is specifically reserved to the Board of Directors of Divinity Gardens Condominium Association, Inc. to rescind, change or amend the foregoing rules and regulations and to adopt such other rules and regulations as from time to time the Board of Directors may deem necessary.