

LEBLANC QUARTERS CONDOMINIUMS

RULES AND REGULATIONS

1. No part of the Condominium Property shall be used for any purpose except single family residences for which the Condominium Property was designed except for the fourth floor. No portion or all of any unit may be used for commercial purposes, except with the express written consent of all unit owners, and the Board of Directors of the Association.

2. There shall be no storage in the Common Elements without prior consent of the Board of Directors, except as herein or in the By-Laws expressly provided. Each unit owner shall be obligated to maintain and keep in good order and repair his own unit in accordance with the provisions of the Condominium Declaration.

3. Nothing shall be done or kept in any unit or in the Common Elements that will increase the rate of insurance on that portion of the Condominium Property insured by the Association, without the prior written consent of the Board of Directors of the Association. 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 any such insurance, or which would be in violation of any law. No waste shall be permitted in the Common Elements except where provision made.

4. No noxious or offensive activity shall be carried on in any unit, or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may become an annoyance or nuisance to the other unit owners or occupants. No unit owner shall make or permit any disturbing noises in his individual units by himself, his issues, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the other unit owners.

5. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity thereof or of any unit or which would structurally change any of the units.

6. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.

7. The right is reserved by the Developer and the Board of Directors, or its agent, to place "For Sale" or "For Rent" or "For Lease" signs on any unsold or unoccupied units, and the right is hereby given to any mortgagee, who may become the owner of any unit, to place such signs on any unit owned by such mortgagee, but in no event will any sign be larger than two feet by two feet (2' x 2').

8. Nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board of Directors.

9. Each unit owner shall keep his unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows or porches thereof, any dirt or other substance.

10. All radios, televisions, computer machinery or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the unit owner alone shall be liable for any damage or injury caused by any radios, televisions or other electrical equipment in such unit.

11. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors, except for the commercial use of the fourth floor.

12. There shall be no barbeque pits on the front or rear porches/balconies.

13. All unit owners or their lessees agree to cooperate with any managing agent or contracted janitorial agency that the Association has employed.

14. Complaints regarding the management of the Common Elements or regarding actions of other unit owners shall be made in writing to the Board of Directors.

15. A unit owner may not paint or otherwise decorate or change the appearance of any portion of the building not within the walls of the unit, without the written consent of the Association.

16. A unit owner shall promptly report to the Association or its agent any defect or need for repairs, the responsibility for the remedying of which is with the Association.

17. Limited Common Elements reserved for the exclusive use of a unit owner may be used by said owner, his family, servants, employees, agents, visitors and invitees.