

RULES AND REGULATIONS OF
THE GALLERY HOMEOWNERS ASSOCIATION, INC.

1. No part of the Property¹ shall be used for any purpose except housing and the common recreational purposes for which the Condominium Property was designed. Each Unit shall be used as a residence for a single-family, its servants, and guests. No portion or all of any Unit may be used as a professional office whether or not accessory to a residential use, except with the express written consent of all the Unit Owners and the Board of Directors of the Association.

2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without prior consent of the Board of Directors except as herein or in the Bylaws 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 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 Property insured by the Association, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done or kept in his Unit or in the Common Elements that will result in the cancellation of any such insurance, or that would be in violation of any law. No waste shall be permitted in the Common Elements except where provision is made.

4. No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in the Common Elements

5. 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, her, or its individual unit by the Unit Owner, his, her, or its family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other Unit Owners.

6. Nothing shall be done in, on, or to the Common Elements that will impair the structural integrity of any Unit or that will structurally change any of the Units.

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

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, her, or its 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 balconies thereof, any dirt or other substance.

10. All radio, television, or other electrical equipment of any kind or nature installed or used in each Unit shall be operated in full compliance with all rules, regulations, requirements, or recommendations of the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, 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.

12. 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.

**GALLERY CONDO
ASSOCIATION**

**REGULATIONS FOR PARTIES
BY THE POOL**

- No alcohol is to be served at a pool function;
- No smoking in the pool/patio area;
- Use the refrigerator only during the function;
- No running in the pool area;
- You must clean up and place the furniture as it was before your function;
- A private function can only be 4 hours from start to finish; ending no later than 9:00 P.M.
- You must let your guests in yourself – never leave a door open or give out the code, for security reasons
- Use only non-breakable dishes, cups, etc.;
- The bar-b-que grill is not to be moved; thoroughly clean it after use;
- Children in/around pool must be accompanied by an adult at all times;
- Residents may not hold pool parties on holiday weekends;

Gallery Guidelines for Renovating and Hiring Contractors/Workmen

1. Residents who are planning renovations must contact Columbia Property Management regarding their plans and timelines.
2. Renovations may not cause structural or electrical problems for other units and/or the common areas.
3. All contractors must carry Worker's Compensation and present proof of insurance to Columbia Property Management. Workers/contractors who do not carry their own insurance may possibly be insured through Columbia Property Management. Hiring uninsured workmen creates a serious liability for all owners. In the event of an accident, the Association could be sued for damages and injuries.
4. Renovation and repair work may only be done between 8 a.m. and 5 p.m., Mon. – Fri.; and 10 a.m. – 6 p.m. on Sat. and Sun.
5. Workmen and contractors must clean up after themselves daily. If they have not done so, the unit owner is responsible for cleaning up after them. This includes the garage, elevator landing, elevator, hallway and all common areas.
6. Workmen and contractors may only use the back elevator. Materials should never be brought in through the lobby. Elevator pads should be hung for transporting large equipment and/or supplies in the back elevator.
7. Workmen and contractors may only park in the space of the unit owner who has hired them – unless another unit owner has given their express permission that their parking space may be used for this purpose.
8. Workmen and contractors must follow the Gallery Smoking Policy – no smoking on the premises.
9. If workmen and contractors are to use the restroom in the pool/patio area, the unit owner must supply them with a key to this area. Leaving the gate open all day also creates a liability. Insurance requires that this area be gated at all times.
10. Failure to follow these guidelines can result in fines:

**GALLERY CONDOMINIUMS
RULES AND REGULATIONS REGARDING PETS**

1. No more than one (1) small pet shall be allowed to be kept by any Unit Owner or tenant.
2. Such pet must be small (no more than 25 lbs.) and of the domesticated variety, (a dog, cat or caged song bird only) and shall be kept within the pet owner's Unit.
3. All pets must be registered with the association, a copy of which registration form is attached hereto and made a part hereof.
4. All pets must be inoculated according to state law, and a copy of yearly inoculation must be provided to the management.
5. Pets may not be kept for any commercial purpose.
6. No dogs shall be allowed that, either by training or breed, have been trained to attack others or act aggressively.
7. Dogs must be walked outside the property – and owners must clean up after their pets.
8. No pet shall be allowed in the pool and patio area; and pets must be leashed, caged, or carried at all times in other common areas including the garage, front courtyards, lobby, elevators, hallways, etc.
9. No pet shall: a) create noise which, in the reasonable opinion of another Unit Owner or of the Association, constitutes a nuisance; b) creates odors which are detectable outside the pet Owner's Unit and, which in the reasonable opinion of another Unit Owner or of the Association, constitutes a nuisance.
10. Pet owners are responsible for all damages caused by their pets to common areas and to the property of others. The unit owner/tenant will be expected to pay all charges for damage, plus appropriate fines.
11. Any owner or occupant with a pet will indemnify and hold the Association harmless against any all claims, liabilities, demands, debts, obligations, costs and expenses which may be sustained by or asserted against the Association and members of its Board of Directors by reason of acts of said pets committed in or about the Condominium property, and the pet owner shall also be responsible for the repair of all damage resulting from acts of said pet.
12. Violation of the above rules or the creation of a nuisance as defined above, shall result in fines (written warning, first violation; \$50 fine, second violation; \$100 fine, third and subsequent violations). If applicable removable of the pet from the Gallery Condominium premises, at the owner's expense, including any attorney's fees and costs incurred by the Association in bringing a suit or arbitration for injunctive relief.

GALLERY CONDOMINIUMS PET REGISTRATION

The undersigned owner(s)/lessee(s) of Condominium Unit _____ of _____ Gallery Condominium Association do hereby provide the Condominium Association with the following information in compliance with the Rules and Regulations of the Association regarding the keeping of pets.

Type of Pet _____ (specify breed where applicable)

Name of Pet _____

Age of Pet _____

License No. _____

Weight (approx.) _____

Color _____

Name of person to be contacted in case pet is found on premises lost or injured

Telephone No. _____

I/We the owners of _____ (name of pet) do hereby certify that I/we understand and agree to abide by all existing rules of the Association regarding the residence of pets at this condominium and all rules which may hereafter become operative during our term of ownership (rental).

I/We further indemnify and hold harmless _____ Condominium Association and its Board of Directors against any and all claims, liabilities, demands, debts, obligations, costs and expenses, including attorney's fees incurred by the Association, which may be sustained by, incurred by, or asserted against the Association and members of the Board of Directors, by reason of the acts of my (our) pet committed in or about the condominium property, and I/We agree to be responsible for the repairs of all damage resulting from acts of my (our) pet.

(Print Name), Owner

(Print Name), Owner



COLUMBIA PROPERTY MANAGEMENT

GALLERY HOMEOWNERS ASSOCIATION

SMOKING POLICY & PROCEDURE

The Board of Directors of the Gallery Homeowners Association has adopted a new policy and procedure for smoking on the property.

Smoking is not permitted in the units, hallways, elevators, stairwells, lobby or any other enclosed or shared areas. Smoking is permitted in all outside areas provided smokers use a receptacle for their cigarette butts. Smokers are encouraged to restrain their activity to the privacy of their own balcony or outside the gated area of the Gallery. Disposing of cigarette butts over the balcony, in the parking garage, or in the flower beds is neither safe nor sanitary. Violations of this policy will carry fines of \$50-\$200.

Adopted by the Board of Directors March 19, 2009.