

RULES AND REGULATIONS
La Maison Charles Condominium Association

The following rules and regulations together with such additional rules and regulations as may hereafter be adopted by the Association, shall govern the use of the Property comprising La Maison Charles Condominium (the "Condominium") and the conduct of all unit owners, tenants, invitees, guests, and/or occupants thereof.

1. The lobby, foyers, elevator, hallways, entrances and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Units.
2. No exterior of any Unit or the windows or doors thereof or any other portions of the Common Elements of the Condominium shall be painted or decorated by any Unit Owner or tenant in any manner without prior written consent of the Association. Unit owners may display an interior door decoration and floor mat.*
3. No furniture, equipment or other persons personal property shall be placed in the entrances, foyer, hallways, stairways or other Common Elements. The first floor interior stairway will house 2 shopping carts, a luggage rack and bicycles.*
4. No Unit Owner or tenant shall make or permit any noise or objectionable odor that will disturb or annoy the occupants of any other Unit or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Unit Owners, their tenants, clients, invitees, customers, clients, patients or guests.
5. Not more than one dog or two cats and no other animal shall be kept in any Unit. No pets shall be allowed that weigh in excess of 25 pounds. Any Unit Owner having a pet must comply with the pet policy established by the Association now or hereafter. All pets shall be restrained or on a leash while in or on any of the common areas.
6. 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 therefore, any dirt or other substance.
7. No shades, awnings, window guards, ventilators, fans or air conditioning devices shall be used in or about the Building or Common Elements except such as shall have approved by the association.
8. Without the prior written consent of the Board, no signs, placards, notices, advertisements, or any other lettering of any type, including, without limitations, "For Rent" or "For Sale" signs or political signs, shall be exhibited, inscribed, painted, posted, affixed, or placed on or about any portion of Common Elements, balconies appurtenant to a Unit, and the interior portions of Units visible from the exterior of the building. Notwithstanding the foregoing, there shall be allowed a "For Sale" sign with prior written consent of the Board.*
9. All garbage and refuse from the Building shall be deposited with care to receptacles and/or trash shuts or bins intended for such purpose only at such times and in such manner as the Association may direct.
10. Water closets and other water apparatus in the Buildings shall not be used for any purposes other than those for which they were constructed nor shall any sweepings, rubbish, rags, papers, ashes or any

RULES AND REGULATIONS
La Maison Charles Condominium Association

other articles be thrown in the same. Any damage resulting from misuse of any water closet or other apparatus shall be paid for by the Unit Owner causing such damage.

11. No Unit Owner shall engage any employee of the Association for any private business of the Unit Owner while working for the Association without prior written consent of the Association.*

12. No radio or television aerial of any type shall be attached to or hung from the exterior of the Buildings without written approval of the Association.

13. The agents of the Association or the agents of the Manager, if applicable, appoints by it and any contractor or workman authorized by the Association or the Manager, if applicable, may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration or these Rules and Regulations.

14. The Association and the Manager may retain a passkey to each Unit. No Unit Owner shall install any lock on any door leading into his Unit without the prior consent of the Board. If such consent is given, the Unit Owner shall provide the Association with a key for use by the Association or the Manager, if applicable.

15. No Unit Owner, tenant, visitor or guest of a Unit Owner shall be allowed on the roof of the Buildings except on the roof deck area specifically marked and fenced off from the remainder of the roof or in the heating, air conditioning or electrical equipment rooms without the express permission of the Manager, or the Association.

16. All damage to the Buildings or Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.

17. No Unit Owner shall interfere in any manner with any portion of the heating, air conditioning or lighting apparatus which are part of the Common Elements and not part of the Unit Owner's unit.

18. No Unit Owner shall use or permit to be brought into the Building inflammable oils or fluids or other materials or articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of the Association or the Manager, if applicable.

19. The Unit Owners shall not be allowed to put their names on any entry to the Building or entrance to any Unit except in the proper places provided by the Association for such purposes.

20. The Unit Owners shall keep the interiors of the Units cleaned and free from obstruction. The Association and Manager, if applicable, assume no liability for loss or damage to articles stored or placed in the building.

21. Any damage to the Building or equipment caused by a Unit Owner or such Owner's tenants or employees, guests, invitees or agents shall be repaired at the expense of the Unit Owner.

22. Unit Owners shall be held responsible for the actions of their tenants, employees, agents, guests, clients or invitees.

23. Complaints regarding the operation and management of the Building and grounds or regarding the actions of other Unit Owners shall be made in writing to the Association or to the Manager, if applicable.

RULES AND REGULATIONS
La Maison Charles Condominium Association

24. Supplies, goods and packages of every kind are to be delivered in such manner as the Association may prescribe and the Association shall not be responsible for the loss or damage of any such property, notwithstanding such loss or damage that may occur through the carelessness or negligence of the employees of the Condominium.

25. No Unit shall be used or occupied in such manner as to obstruct or interfere with the enjoyment of occupants of other Units, nor shall any nuisance or illegal activity be committed or permitted to occur in or about any Unit or upon any part of the Common Elements of the Condominium.

26. No part of the common elements shall be obstructed so as to interfere with its use for the purposes hereinabove recited, nor shall any part of the Common Elements be used for general storage purposes after the completion of the construction of the Units by the Declarant, nor shall anything done thereon in any manner which shall increase the rate of hazard and liability insurance covering said area and improvements situated thereon.

27. These Rules may be added to, or repealed at any time by the Association in the manner set forth in the By-laws.

12/31/1997; * Revised 06/27/2020

By-Laws: Article VI: Rules and Regulations

SECTION 3: Procedure. Notice of any amendment or supplement to the Rules and Regulations setting forth in reasonable detail the proposed changes or additions shall be delivered to each Owner not less than thirty (30) days prior to the date of the meeting scheduled for action by the Board on such proposed modification or supplement. The proposed modification or supplement may be adopted by the Board in the form circulated or with such minor amendments as will not substantially alter its purpose or effect unless more than fifty (50%) percent of the Owners shall have delivered to the Board, prior to or at the scheduled meeting, written notification of their objection to the proposed modification or supplement. If any proposed modification or supplement is rejected by vote of the Owners as set forth hereinabove, the issues presented by the proposed modification or supplement shall be made the subject of a special meeting of the Owners and shall be resolved by vote of a majority of the Owners present at such special meeting.