

**RULES AND REGULATIONS FOR THE ST
CHARLES GARDENS CONDOMINIUMS**

January 5, 2015

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 the Saint Charles Gardens Condominiums (the "Condominium") and the conduct of all unit owners, tenants, invitees, guests, and/or occupants thereof.

1. The pool, courtyard, balcony, foyers, 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, with the exceptions of those balconies designated as Limited Common Elements on the Building Plan.

2. No exterior of any Unit or the windows or doors thereof or any other portions of the Limited Common or 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. While seasonal decorations are allowed, they are to be removed upon notification by the Board.

3. No bicycles, motorcycles, furniture, equipment or any person's personal property shall be placed in the courtyard, entrances, hallways, stairways or other Common Elements, except in specifically designated areas.

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 two dogs or two cats and no other animal shall be kept in any Unit. No dogs shall be allowed that weigh in excess of one hundred (100) pounds (whether initially or after full growth). No cat or combination (2) of cats shall weigh in excess of thirty (30) 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. No pets shall use the Common Areas for urinating or defecating. All pets must be curbed.

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 there from, any dirt or other substance.

7. No shades, awnings, window guards, ventilators or fans shall be used in or about the Building or Common Elements except such as shall have been approved in writing by the Association.

8. No sign, notice, lettering or advertisement shall be inscribed or exposed

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on or at any window, door or other part of the Building except such as shall have been approved in writing by the Association.

9. All garbage and refuse from the Building shall be deposited with care in 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 Building 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 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 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 Building without written approval of the Association.

13. The agents of the Association or the agents of the Manager, if applicable, appointed 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 shall 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. Any unit which has an alarm system for fire or entry must register the disarm code and the contact information for the alarm company with the Building Manager.

15. No Unit Owner, tenant, visitor, guest, agent or contractor of a Unit Owner shall be allowed on any portion of the roof for any purpose other than by a licensed and insured person(s) qualified to inspect, maintain, repair or replace an owner's air conditioning equipment located on the roof, and then, by presentation of said licensing and insurance documents to and coordination with the Building Manager at a time approved by the Building Manager.

16. All damage to the Building 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.

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17. No Unit Owner shall interfere in any manner with any portion of the heating, air-conditioning, plumbing 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 any 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 purpose.

20. The Unit Owners shall keep the interiors of their Units cleaned and free from obstructions. 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.

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 herein above 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,

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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. The fitness center set forth on the Building Plan shall be utilized in accordance with the policies established by the Association.

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

29. Pursuant to the authority granted in the Bylaws, Article III, paragraph 8(e), continued violations of the Articles of Declaration, Article VII, paragraphs 3 and 4, by the owner or anyone for which he is responsible, as described in # 22 of these Rules and Regulations, after an initial notification of the owner by email, telephone, USPS, or in person, will be punishable by the following fines:

- a. Parking in the owner's space by other than owner: \$0.; exit from parking lot dependent up availability of someone to open the gate. Building manager is not responsible for being available to open the gate.
- b. Parking in designated freight zones by service personnel neither delivering or receiving material goods: \$25.
- c. Parking in a manner blocking access/egress to private parking area: \$50.

30. The Swimming Pool rules for safety, behavior, and activities in and around the Swimming Pool shall be considered to be a part of the Rules and Regulations document of the St. Charles Gardens Condominiums.

31. The use of the Special Limited Common Elements, as defined in Article I, Definitions, of the Articles of Declaration, and referred to in that document as "Parking Spaces", shall be restricted to the use indicated by its title, vehicular parking.

32. It is required that all bicycles on the premises for more than seven (7) days be registered with the Building Manager. Upon registration, a decal will be issued which shall be affixed to the registered bicycle in a readily visible location. Failure to do so will result in said bicycle being cable locked to the bicycle rack, which will be released by the Building Manager upon registration. After 30 days, a fine may be imposed.

33. Common, Limited Common (which includes Unit balconies) and Special Limited

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Common Elements shall not be used for storage. Storage includes, but is not limited to, cabinets or chests, bicycles, coolers, ladders, cleaning equipment, laundry, grills, of any type, or any item the Association deems to be detrimental, in the sole discretion of the Board, to the appearance of the building. Patio-type furniture and plants within the confines of the railing are allowed, subject to the discretion of the Board.

34. Cooking by any means in the Common, Limited Common and Special Limited Common Elements, which include unit balconies and pool area, is not permitted.

35. Owners may, at their own expense and with prior written Board approval, install a ceiling fan on the unit balcony in accordance with following specifications. The owner shall request approval to install the ceiling fan and associated electrical connections in writing to the Saint Charles Gardens Homeowners Association Board of Directors before any work is performed. The ceiling fan must be rated for outdoor use (damp or wet location application), can be no larger than 30" (inches) in diameter, hang no more than 10" (inches) from the ceiling, must match the color of the balcony railings, and cannot include a light fixture. Installation must be made on the ceiling surface, centered between the concrete support beam and the balcony door, and centered equal distance between the opposing walls. Installation must be performed by a licensed electrician in accordance with state and local electrical codes, including a surface mounted metal junction box, serviced by grounded wire through surface mounted rigid metal conduit. Conduit must run along the ceiling to the top of the brick wall above the outdoor light fixture and penetrate the brick wall at the ceiling. Electrical connection shall be made to the existing electrical service, either within or behind the wall, such as to be hidden from outside view. Connection shall not be made to the existing outdoor light fixture. The surface mounted junction box and conduit must be painted to match the existing ceiling color. Brick wall penetration shall be sealed with stone colored silicone caulk. Failure to adhere to the specifications herein may result in removal of the ceiling fan at the owner's expense and with no recourse for reimbursement from the Saint Charles Gardens Homeowners Association. The owner shall take all reasonable care to protect exterior wall, balcony, ceiling, and railing surfaces from damage during the installation process. The owner shall be responsible for any repair or remediation to exterior building surfaces, fixtures or components damaged during ceiling fan and electrical installation.

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