

BRISTOL GREEN CONDOMINIUM

RULES AND REGULATIONS

1. No common sidewalks, entrances, passages, courts, halls, vestibules, corridors and stairways of the Condominium shall be obstructed or used for any purpose other than ingress to and egress from Units.
2. No article shall be placed in any of the halls or on any of the staircases and/or landings, nor shall any fire exit be obstructed in any manner.
3. Children of a Unit Owner or other occupant shall not play in the halls, vestibules, lobbies, stairways, or any of the exterior landscaped areas except as such areas shall be designated by the Board.
4. No hall or vestibule shall be decorated or furnished by any Unit Owner or other occupant in any manner.
5. Each Unit Owner shall keep his Unit and any other space to which he has sole access 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 or windows thereof, any dirt or other substance.
6. No awnings or other projections (other than those installed by the original developer) shall be attached to the Common Elements on the exterior of any building in the Condominium.
7. All radio, television 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 local Board of Fire Underwriters and the public authorities having jurisdiction, and each Unit Owner shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Unit Owner's Unit. All utility services furnished to or used in the Unit shall be for residential purposes only.
8. No Unit Owner or other occupant shall make or permit any disturbing noises in any part of Condominium, or do or permit to be done therein anything which will interfere with the rights, comforts or conveniences of others. No owner or other occupant shall play or cause to be played any musical instrument, or operate or permit to be operated a phonograph, stereo, radio, television, VCR or any loud speaker in his Unit between the hours of 11:00 p.m. and 9:00 a.m., if the same shall disturb or annoy other Unit Owners or occupants of the Condominium, and the same shall apply to the practice of either vocal or instrumental music in the Unit.

9. Toilets and other water apparatus in any Unit shall not be used for any purposes other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other articles be thrown into same. Any damage to the Common Elements resulting from misuse of any toilets or other apparatus in a Unit shall be repaired and paid for by the Unit Owner.

10. The agents of the Condominium, and any contractor or workman authorized by the Condominium, may enter any room or Unit after reasonable notice to the Unit Owner thereof at any reasonable hour of the day for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as the Owner shall not have taken as may be necessary to control or exterminate any such vermin, insects or other pests.

11. Clothes or other articles shall not be dried or aired on or from any terrace or other portion of the exterior Common Elements.

12. No balcony or patio shall be enclosed, decorated, landscaped, or covered by any awning or otherwise without the prior written consent of the Board, and no balcony or patio floor shall be covered with any material not approved by the Board.

13. No Unit Owner or other occupant shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use. Charcoal grills or other fuel burning apparatus are not to be used on any part of the Condominium.

14. Automobiles shall not be washed except in areas designated by the Board.

15. No more than one-third (1/3) of a cord of firewood may be stored by any single Unit Owner, and each Unit Owner that determines to store firewood must do so within such Unit Owner's Unit or upon such Unit Owner's balcony, in which case such firewood must remain neatly stacked at all times.

16. No window treatments shall be installed in any Unit which do not have a white backing.

17. Unit Owners and other occupants shall be subject to all Rules and Regulations adopted by the Board as well as all other Rules and Regulations set forth in the Declaration and Bylaws, including, without limitation, Section 6.5 of the Bylaws.