

CASTLEWOOD CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations

1. The walkways in front of Units and the entranceways to the units shall not be obstructed or used for any purpose other than ingress to and egress from the Units.

2. The exterior of the Units, landscaping all areas appurtenant to a Unit shall not be painted, decorated, or modified by any owner in any manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.

3. No article shall be hung or shaken from the doors or windows or placed upon the outside window sills of the Units.

4. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas, party areas and walkways.

5. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the Units or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.

6. Each owner shall keep such 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 or windows thereof, any dirt or other substance.

7. No awnings, window guards, light reflective materials, storm shutters, ventilators, fans or air conditioning devices shall be used in or about the Unit except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.

8. No sign, notice or advertisement, except a small for sale or for rent sign shall be inscribed or exposed on or at any window or other part of the Units, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the Units without similar approval.

9. All garbage and refuse from the Units shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Association will direct. All disposals shall be used in accordance with instructions given to the owner by the Association.

10. Waterclosets and other water apparatus in the buildings shall not be used for any purposes other than those for which they were constructed. Any damage resulting from misuse of any waterclosets or other apparatus shall be paid for by the owner in whose Unit it shall have been caused.

11. No owner shall request or cause any employee of the Association to do any private business of the owner, except as shall have been approved in writing by the Association.

12. Pets shall be permitted only in the portions of the public condominium areas as may be designated by the Association from time to time. Such pets must be at all times under the owner's control and restraint. Pets shall be limited to not more than one common, domestic, household pet. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any pet in Castlewood Condominium.

13. Only interior aerials or antennas shall be used within the roof interior confines of the Units and all such aerials and antennas must be approved in writing prior to installation, such approval may be withheld at the sole discretion of the Association.

14. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit, patio, courtyard or garage at any reasonable hour of the day for any purpose permitted under the terms of the Declarations of Condominium, By-Laws of the Association or Management Agreement. Except in case of emergency, entry will be made by prearrangement with the owner.

15. No vehicle belonging to an owner or to a member of the family or guest, tenant or employee of an owner shall be parked in such manner as to impede or prevent ready access to another owner's garage. The owners, their employees, servants, agents, invitees, licensees and owner's family will obey the parking regulations posted at the private streets, parking areas, and drives and other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners. No vehicle which cannot operate on its own power shall remain within the Condominium property for more than twenty-four (24) hours, and no repair of vehicles, including but not limited to changes of oil, tune ups and application of antifreeze shall be made within the Condominium property.

16. The owner shall not cause or permit the blowing of any horn from any vehicle of which his guests or family shall be occupants, approaching or upon any of the driveways or parking areas serving the Condominium property.

17. All damage to the Units caused by the moving or carrying of any article therein shall be paid by the owner responsible for the presence of such article.

18. No owner shall use or permit to be brought into the Units any inflammable oils or fluids such as gasoline, kerosene, naphtha or benzine, or other explosives or articles deemed extra hazardous to life, limb or property.

19. The owners shall not be allowed to put their names on any entry of the Units or mail receptacles appurtenant thereto, except in the proper places and in the manner prescribed by the Association for such purpose.

20. Any damage to the buildings, recreational facilities or other common areas or equipment caused by any resident or his guests shall be repaired at the expense of the owner.

21. Owners shall be held responsible for the actions of their children and their guests.

22. Complaints regarding the management of the Units and grounds or regarding actions of other owners shall be made in writing to the Association.

23. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time.

24. The swimming pool and recreational areas are solely for the use of the Condominium residents and their invited guests. Swimming and the use of other recreational facilities shall be at the risk of those involved and not in any event the risk of the Association or its Manager.

25. The regulations governing the use of the swimming pool, pool area and recreational facilities, permitted hours, guest rules, safety and sanitary provisions, and all other pertinent matters shall be in accordance with regulations adopted from time to time by the Association and posted in the swimming pool area and recreational areas.

26. All persons will abide by the rules and regulations for the Swimming Areas.

27. These Rules and Regulations may be modified, added to, or repealed at any time by the Association.

28. Any co-owner may lease an apartment owned by such co-owner to any person or persons but any such lease agreement shall contain clear and unequivocal language to the effect that any person residing in an apartment shall be required to comply with all Association Rules and Regulations and that failure to comply shall be cause for eviction. Any such co-owner leasing an apartment shall be responsible for the action of his tenant.