

RULES AND REGULATIONS
PHASE 1 – PARK PLACE CONDOMINIUM
(July 29, 1987)

- (1) Each unit owner shall keep his unit in good state of preservation and cleanliness. He shall not allow anything whatever to fall from the windows or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors or halls, ventilators or elsewhere in the building or upon the grounds. Refuse shall be placed in containers in such manner and at such times as the Board of Directors or its agent may direct.
- (2) The sidewalks, driveways, and entrances must not be obstructed or encumbered or used for any purpose other than ingress to and egress from the units.
- (3) Unit owners shall not cause or permit any disturbing noises or objectionable odors to be produced upon or to emanate from their units.
- (4) Unit owners shall not keep or permit to be kept in their unit any inflammable, combustible or explosive material, chemical or substance.
- (5) No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by any unit owner on any part of the outside of the units or the buildings, hung from windows or placed on window sills, without the prior written consent of the Board of Directors.
- (6) Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.
- (7) No wiring for electrical or telephone installation or for any other purpose, or any television or radio antennae, machines, or air conditioning units shall be installed on the exterior of the project, nor shall any similar improvements that protrude through the walls or the roof of the condominium be constructed, except as may be expressly authorized by the Association.
- (8) Unit owners, tenants and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants, or occupants of other units.
- (9) Any damage to the general common areas or common personal property caused by a unit owner, their employees, patients, clients, visitors, customers, tenants or lessees shall be repaired at the expense of that unit owner.
- (10) These rules are subject to amendment by the Board of Directors and to the promulgation of further rules by the Board of Directors and/or by the Association,

including rules fixing fines or other penalties for violations of these rules and regulations.

(11) No satellite dishes may be erected on any common element, unless approved by seventy (70%) percent of the unit owners.

(12) Perimeter privacy fences in common area "C" shall be maintained by the Owners Association in a uniform style, construction, paint type and color as shall be designated by the Park Place Condominium Architectural Committee.

AMENDMENT TO RULES AND REGULATION - (December 30, 1991)

(11) "No satellite dishes may be erected on any common element."

(13) "No motor homes, boats, or trailers may be permanently parked or stored on any lot (excluding garages), street or common element. However, nonresident owners of motor homes, trailers, or boats may park them in common parking areas while visiting in the homes of residents."

(14) "No unlicensed motor vehicle or trailer designed to operate on public roads and streets may be parked on any lot, driveway, parking area, or common elements area at anytime."

(15) "No vehicle, equipment, or apparatus used primarily for commercial purposes may be parked or kept on any lot, driveway, parking area, or common element area at any time except as may be necessary for commercial vehicles and equipment engaged in construction, service, or repairs to buildings."

AMENDMENT TO RULES AND REGULATION - (April 19, 1999)

(11) This rule is changed to read as follows:
"No satellite dishes may be erected on any common element."

The following shall be added to the Rules and Regulations:

(13) "No motor homes, boats, or trailers may be permanently parked or stored on any lot (excluding garages), street or common element. However, nonresident owners of motor homes, trailers, or boats may park them in common parking areas while visiting in the homes of residents."

(14) "No unlicensed motor vehicle or trailer designed to operate on public roads and streets may be parked on any lot, driveway, parking area, or common element area at anytime."

(15) "No vehicle, equipment, or apparatus, used primarily for commercial purposes, may be parked or kept on any lot, driveway, parking area, or common element area at any time except as may be necessary for commercial vehicles and equipment engaged in construction, service, or repairs to buildings, utilities, appliances or grounds."