

**RULES AND REGULATIONS
OF 1101 VILLAGE ROAD OFFICE CONDOMINIUMS**

(All terms used in these Rules and Regulations not specifically defined herein have the meaning provided in the Condominium Declaration for 1101 Village Road Office Condominiums. References to “Owner” in these Rules and Regulations shall apply to the record owner(s) of any Condominium Unit and all invitees, licensees, tenants, guests and others who are in possession of the Owner’s Condominium Unit in the 1101 Village Road Office Condominiums.)

1. Each Owner shall maintain all floor areas of its Unit (including vestibules, entrances and air returns), doors, fixtures, windows and plate glass in a neat, clean, safe and good condition.
2. Each Owner shall store all trash, refuse and waste materials in adequate closed containers and shall regularly remove same from its Unit. No such containers shall be visible to the general public nor shall any Owner place any such containers in a location or otherwise use or maintain same in a manner which constitutes as a health or fire hazard or nuisance to any other Owner. Each Owner shall utilize trash containers provided by the Association and shall keep such containers locked.
3. Other than the Residential Unit during those periods in which the Residential Unit has been designated for residential use, no Owner shall use any portion of its Unit for lodging purposes.
4. No Owner shall use any sidewalks or walkways to display, store or place any merchandise, equipment or devices. No Owner shall install or display any sign, placard, picture, advertisement, name or notice on the exterior of its Unit or which is visible from the exterior of its Unit without the prior written consent of the Association. The Association shall have the right to remove, at the Owner’s expense and without notice, any such item installed or displayed in violation of this rule.
5. No Owner shall install or place any telephone, newsstand, shoeshine stand, refreshment, vending or other coin operated machine on the sidewalk or walkway area adjacent to its Unit or on the Common Area.
6. No Owner shall use any portion of its Unit as a second-hand store or conduct therein any auction, distress sale, fire sale, bankruptcy sale, “going-out-of business” sale or “lost our lease” sale.
7. No Owner shall store within its Unit any merchandise, materials or other property other than those reasonably necessary for the operation of Each Owner’s business. The Association may, from time to time, inspect any Unit to insure compliance with the foregoing.
8. No Owner shall black out or otherwise obstruct the windows of its Unit.
9. The Association shall have the absolute right, but not the obligation, to enter any Unit to

- perform such cleaning and clearing of the pipes and drains servicing the Unit (including roto-rooter service) as the Association shall deem necessary. Each Owner shall pay the Association on demand for said services.
10. Each Owner shall pay the Association for all sidewalk and walkway clean-up work (including without limitation steam cleaning) that the Association shall determine is necessary to preserve the sanitation, cleanliness, clean appearance and safety of the Project, or any part thereof, as a result of the Owner's use of its Unit. Each Owner shall pay the Association on demand the costs so incurred by the Association.
 11. If the Association objects in writing to any curtains, blinds, shades, screens or hanging plants or other objects attached to or used in connection with any window or door of a Unit or placed on any window sill or visible from the exterior of a Unit, the Owner thereof shall immediately discontinue such use. No Owner shall place anything against or near glass partitions or doors or windows which may appear unsightly from outside the Unit.
 12. All contractors and technicians rendering any material service work to an Owner for its Unit shall be referred to the Association for approval and supervision (if deemed necessary or prudent by the Association) prior to performing any such service. This applies to all work performed in or about the Owner's Unit including, but not limited to, installation of telephone and telegraph equipment and electrical devices and installations affecting floors, walls, woodwork, windows, ceilings and any other physical portion of its Unit or the Project, or any part thereof. The location of telephones, call boxes and other office equipment affixed to the exterior of a Unit shall be subject to the Association's prior written approval.
 13. No Owner shall use or keep in its Unit any kerosene, gasoline or inflammable or combustible fluid or material other than those limited quantities necessary for the operation or maintenance of the equipment necessary to the conduct of the Owner's business therein. No Owner shall use or permit to be used in its Unit any foul or noxious gas or substance or permit or allow its Unit to be used or occupied in any manner offensive or objectionable to the Association or other occupants of the Project, or any part thereof, by reason of noise, odors or vibrations, nor shall any Owner bring into or keep in or about its Unit any birds, fish or animals, or allow any person coming on to the Project for any purpose related to the Unit to bring any such animal onto the Project, or any part thereof, or such Owner's Unit. Notwithstanding the prohibition on animals set forth in the preceding sentence, each Owner shall be permitted to bring onto its Unit one dog of appropriate size for its Unit, which dog shall not be permitted on any other part of the Project, except for passage between the parking lot and the Owner's Unit. Each Owner shall restore any damage caused to its Unit and/or the Project, or any part thereof, by any animal of the Owner or of any person coming on to the Project, or any part thereof, for any purpose related to the Unit. Each Owner shall clean up after any such animal.
 14. No Owner shall waste electricity, water or air conditioning and agrees to cooperate fully

- with the Association to assure the most effective operation of the heating and air conditioning with the Project, or any part thereof, and to comply with any governmental energy-saving rules, laws or regulations.
15. No Owner shall install any radio or television antenna, loud speaker or other devices on the roof or exterior walls of its Unit or the Project, or any part thereof, without first receiving the written consent of the Association. No Owner shall interfere with radio or television broadcasting or reception from or in the Project, or any part thereof, or elsewhere.
 16. Each Owner shall use the Common Area in an orderly manner in accordance with any directional or other signs or guides. Roadways shall not be used at a speed in excess of ten (10) miles per hour and shall not be used for parking or stopping, except for the immediate loading or unloading of passengers. Walkways and malls shall be used only for pedestrian travel.
 17. No Owner shall permit its customers and invitees to use the parking areas for any purpose other than temporarily parking motor vehicles. Each Owner and its employees shall park in the parking areas designated by the Association as employee parking. Each Owner shall require its customers and invitees to park all motor vehicles in an orderly manner within the painted lines defining the individual parking places. The Association may impose any and all controls the Association deems necessary to operate the parking areas, including but not limited to, the length of time for parking use.
 18. No Owner shall use any utility area, truck loading area or other area reserved for use in conducting business, except for the specific purpose for which permission to use these areas has been given by the Association.
 19. The Association shall have the right to close all or any portion of the Common Area to such extent as may in the opinion of the Association be necessary to prevent a dedication thereof or the accrual of any rights of any person or of the public therein; to close temporarily all or any portion of the Common Area to discourage non-customer use; to use portions of the Common Area while engaged in making additional improvements or repairs or alterations to the Project, or any part thereof,; and, to do and perform such other acts in, to and with respect to the Common Area as the Association shall determine to be appropriate for the Project, or any part thereof.
 20. Each Owner, its customers and employees shall not park cars, trailers or other vehicles overnight except in spaces approved in writing by the Association for such purposes.
 21. No Owner shall use any of the Common Area for:
 - a. Soliciting orders or selling or distributing any merchandise, device, service, periodical, book, pamphlet or other matter;

- b. Exhibiting any sign, placard, banner, notice or other written material;
 - c. Distributing any circular, booklet, handbill, placard or other material;
 - d. Soliciting membership in any organization, group or the Association or soliciting contribution for any purpose;
 - e. Parading, patrolling, picketing, demonstrating or engaging in conduct that might interfere with the use of the Common Area or be detrimental to any of the other business establishments in the Project;
 - f. Any purpose when none of the business establishments in the Project are open for business;
 - g. Discarding any paper, glass or extraneous matter of any kind except in designated receptacles;
 - h. Using a sound-making device of any kind or making or permitting any noise that is annoying, unpleasant or distasteful; or,
 - i. Damaging any sign, light standard, fixture, landscaping material or other improvement or property on or within the Project.
22. No Owner nor its employees, representatives and invitees shall loiter in the parking area or other portions of the Common Area; and nor shall any of them obstruct the sidewalks, entry passages, pedestrian passageways, stairways, driveways, entrances and exits, but shall use same only for purposes of ingress to and egress from that Owner's Unit.
23. Each Owner's sign shall comply with the Sign Guidelines promulgated by the Association.
24. No Owner nor any of its employees, representatives and invitees shall throw cigar or cigarette butts or other substances or litter of any kind in or about the Project, except in any receptacles placed therein by the Association for such purposes.
25. Each Owner shall use the toilet rooms, toilets, urinals, washbowls, and other apparatus available to such Owner solely for the purposes for which they were constructed, and no Owner shall place therein any foreign substances of any kind. The expense of any breakage, stoppage or damage resulting from the violation of this Rule shall be borne by the the Owner who, or whose employees or invitees, shall have caused same.
26. Each Owner shall comply with all safety, fire protection and evacuation procedures and regulations established by the Association or any governmental agency.
27. Each Owner assumes any and all responsibility for protecting its Unit from theft, robbery and pilferage.
28. The Association reserves the right to exclude or expel from the Project, or any part thereof, any person who, in the Association's sole judgment, is intoxicated or under the influence of liquor or drugs, is engaged in illegal conduct or conduct detrimental to any of the businesses in the Project, or who is in violation of any of the Rules and Regulations for the Project. The

Association further reserves the right to prevent access to the Project or any portion thereof in case of invasion, mob, riot, public excitement or other commotion by such action as the Association shall deem appropriate.

29. Provided it acts in the best interests of the Association as a whole, and not simply for the immediate benefit of a single Owner or group of Owners, the Association may waive any one or more of these Rules and Regulations to accommodate the needs of one or more Owners, but no such waiver by the Association shall be construed as a waiver of such Rules and Regulations in favor of any other Owner.
30. These Rules and Regulations are in addition to, and shall not be construed to in any way modify or amend, in whole or in part, the terms, covenants agreements and conditions of the Condominium Declaration for 1101 Village Road Office Condominiums.
31. The Association reserves the right to rescind any or all of these Rules and Regulations and to make future Rules and Regulations as, in its judgment, may from time to time be needed for safety, comfort and security, for care and cleanliness of the Project, or any part thereof, and for the preservation of good order therein. Each Owner agrees to abide by all such Rules and Regulations hereinabove stated and any such additional and/or subsequent Rules and Regulations which are adopted.
32. Each Owner shall be responsible for the observance of all of the foregoing Rules and Regulations by each Owner's employees, agents, customers, invitees and guests.
33. The Association reserves the right to charge each Owner any extra costs incurred by the Association as a result of such Owner's violation of any of these Rules and Regulations.