

The Village Condominium Association

RULES AND REGULATIONS

1. Nothing shall be done or kept in the Common Elements which will increase the rate of insurance of any of the Buildings, or contents thereof, applicable for the residential use, without the prior written consent of the Board of Managers. No Unit Owner or Resident shall permit anything to be done or kept in the Common Elements which will result in the cancellation of insurance on any of the Buildings, or contents thereof, or which would be in violation of any law.
2. No industry, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property. No "For Sale," "For Rent," or "For Lease" signs or other window displays or advertising shall be maintained or permitted on any part of the Property. The right is hereby given to any mortgagee, who may become the owner of a Unit, to place such signs on any owned by such mortgagee, but in no event will any sign be larger than one (1) foot by two (2) feet.
3. Nothing shall be altered or constructed in or removed from the Common Elements, except upon written consent of the Board of Managers.
4. No Unit Owner or Resident shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a phonograph, television set or radio between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants of any building.
5. No clothes, sheets, blankets, laundry or any other kind of articles shall be hung out of a Unit or exposed on any part of the Common Elements. No dirt or other substance shall be swept or thrown from or be permitted to be swept or thrown from the doors, windows or patios of any Unit. The Common Elements shall be kept free and clear of rubbish, debris, garbage cans and other unsightly material. No waste shall be committed in the Common Elements except where provision is made.
6. There shall be no parking of baby carriages, playpens, bicycles, wagons, toys, benches or chairs on any part of the Common Elements, except that patios may be used for their intended purposes.
7. If any key or keys are entrusted by a Unit Owner or Resident or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Managers, whether for such Unit or automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or Resident, and the Board of Managers shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

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8. (a) No motorized vehicle of any type whatsoever shall be parked or stored on any portion of the Property except in a duly assigned parking space. Nor shall parking spaces be used for any purpose other than to park automobiles, including mini-vans and motorcycles, but excluding, specifically, trucks exceeding one (1) ton, commercial vehicles, trailers and boats. Nor shall more than one (1) vehicle be parked in a parking space designated as "single" nor more than two (2) vehicles in a space designated as "tandem" without prior written approval of the Board of Managers. (b) Violation of this Rule and Regulation subjects the violator to the removal of the offending vehicle at the vehicle owner's expense. (c) Each Unit Owner or Resident shall file with the Board of Managers the motor vehicle registration number or numbers of each vehicle or vehicles owned by him and parked on the property. (d) No cars shall be washed on any portion of the Property. (e) Unregistered vehicles are not allowed to park on the Property and will be subject to towing at the owner's expense after one week's notice. (f) No vehicle repairs of any type shall be performed on the Property, except for changing tires.
9. (a) The swimming pool may not be used unless a qualified lifeguard is present. (b) Rules of behavior for the swimming pool and the pool area will be promulgated by the Board of Managers, and all Unit Owners, Residents and their families and guests must abide by such rules. (c) The Board of Managers may charge guests for the use of the swimming pool, and may restrict the number of guests that may use the swimming pool.
10. Ball playing, "Frisbee" playing, golfing, and any activities destructive to the property are prohibited on the Common Elements. Bicycling is permitted on the walkways only.
11. All visitors and guests using the Clubhouse and/or its facilities must be accompanied by an Adult (over 21 years of age) Unit Owner or Resident.
12. No "White Goods" (washers, dryers, water heaters, etc.) are to be placed in the dumpsters. They may be placed next to the dumpsters inside the enclosures after you have purchased a DPW sticker.
13. No yard waste is to be placed into any dumpster. Barrels outside of and next to dumpsters are to be used for yard waste.

Revised and accepted January, 1994

Board of Managers