

## JUNIPER PLACE CONDOMINIUM

### RULES AND REGULATIONS

These Rules and Regulations are adopted for the benefit of Owners of Units and tenants at JUNIPER PLACE CONDOMINIUM (the "Condominium"). They are also intended to protect and enhance the value of all property at the Condominium. They are not designed to unduly interfere, restrict, or burden the use of the property.

All Unit Owners are responsible to see that their tenants receive a copy of these rules and regulations and that the rules and regulations are followed by the tenants.

All residents, guests, and unit owners not living on the premises are expected to abide by these rules which are meant to supplement the provisions of the Master Deed and Condominium Trust for the Condominium.

1. **ADDITIONS TO EXTERIOR OF THE BUILDING.** Changes affecting the appearance of the exterior of any building, such as skylights, chimneys, decorations, awnings, signs, sun shades, air conditioning equipment, antennas, fans (except properly installed window fans), screens and enclosures, or other changes shall be made only with the consent of the Trustees of the Condominium Trust (the "Trustees"). (Properly installed window fans measure no more than 16 inches high, must have accordion sides to fill in the window width, and must not protrude beyond the window to touch the window screen.)
2. **NOISE.** Owners, guests, and lessees will be expected to reduce noise levels after 11:00 p.m. so that neighbors are not disturbed. At no time are musical instruments, radios, stereos, or televisions to be so loud as to become a nuisance.
3. **OUTDOOR EQUIPMENT AND CHILDREN'S PLAYTHINGS.** Cooking equipment, lawn furniture, bicycles, children's wheeled vehicles and toys, and other personal articles and equipment shall not be left outside the Unit, except for appropriate seasonal use. Furniture, which when used outside, shall be maintained and located in such fashion as to meet safety and aesthetic standards as established by the Trustees from time to time. Gas grills are exempt from removal from outside the unit.
4. **CLOTHES LINES.** No clothing, linens, or similar materials shall be hung or otherwise left or placed in or on the Common Areas and Facilities. No such articles shall be placed in a Unit so as to be exposed to public view.
5. **IMPROVEMENTS TO COMMON AREAS AND FACILITIES.** Improvements to and landscaping of the Common Areas and Facilities shall be done only by the Trustees, or in such cases as permission of the Trustees has been obtained.
6. **IMPROPER USE OF COMMON AREAS AND FACILITIES.** There shall be no use of the Common Areas and Facilities which injures or scars them or the plantings thereon, increases the maintenance thereof, or causes embarrassment, disturbance or annoyance to the owners in the enjoyment of the Condominium.
7. **HOUSEHOLD PETS.** No dogs, cats, or other animals may be kept in any Unit without prior written consent of the Trustees. If any pet creates noise, is allowed to be outdoors except on a leash, or in any way creates a disturbance, the Trustees may revoke their consent and request that the pet be removed from the Condominium, and the Owner of the pet shall immediately comply with such request. Each Pet Owner shall hold the Trustees and each of the other Unit Owners and their respective agents and employees harmless against loss, liability, damage, or expense for any actions of his or her pet(s) within the Condominium. Prior written consent will be given only if the pet will not grow larger than fifteen (15) pounds, and there may only be one (1) pet per Unit. To avoid damaging the sod, Pet Owners must walk the pet off the grass to relieve itself and clean up after it. Pets must be monitored at all times and not allowed to run free.

8. **PARKING SPACES.** Owners and their tenants shall be responsible to see that neither they nor their guests interfere with the right of other owners and their tenants to appropriate use of parking spaces. Appropriate parking spaces shall consist of in front of the garage and stoop. Repairing or servicing of vehicles within the parking areas is prohibited.

9. **SIGNS.** Unit Owners may not display "For Sale" or "For Rent" signs in windows of their Units nor may the Owners of Units or tenants place window displays or advertising in windows of such Units.

10. **ABUSE OF MECHANICAL SYSTEMS.** The Trustees may charge to a Unit Owner any damage to the mechanical, electrical, or other building service system of the Condominium caused by such Unit Owner by misuse of those systems.

11. **CAMPER, TRAILER, BOAT, ETC., STORAGE.** No trucks or similar heavy duty vehicles, snowmobiles, boats, utility trailers, boat trailers, and camping trailers will be allowed within open areas of the Condominium unless appropriate temporary or permanent storage arrangement have been approved by the Trustees. This prohibition includes the overnight storage of such vehicles and equipment. This rule also applies to unregistered vehicles or vehicles which have been deemed as abandoned or appear to be using the parking spaces for permanent storage.

12. **OFFENSIVE ACTIVITIES.** No Owner or tenant may use or maintain any Unit or the Common Areas appurtenant thereto for any purpose or in any manner which is contrary to any applicable law, rule, regulation of any governmental authority, or for any purpose which would constitute a nuisance or be offensive.

13. **STRUCTURAL INTEGRITY OF THE BUILDINGS.** Nothing shall be done in any Unit or in the Common Areas and Facilities which will impair the structural integrity of any building, nor shall anything be done in or on said areas which would structurally change any building, without the prior written permission on each occasion by the Trustees.

14. **COMPLAINTS.** Complaints of violations of these Rules and Regulations should be made to the Trustees in writing. If the Trustees feel that the complaint is justified, they will take whatever action they deem necessary. The complainant will be notified in writing by the Trustees as to what action has been taken.

15. **AMENDMENT.** These Rules and Regulations may be revised in any way at any time by the Trustees as conditions warrant, provided that a written communication is sent to each owner advising her or him of the change.

16. **DELEGATION OF POWERS.** The Trustees shall have the authority and duty to enforce these Rules and Regulations, but, in their discretion, may delegate such enforcement authority and duties under these Rules and Regulations to whomever they deem desirable.

17. **SNOW PARKING BAN.** From the period of November 1 to May 1, a parking ban will be enforced in which parking on the gravel side of the parking lot is prohibited during a period starting with the beginning of a snowstorm and ending 24 hours after the precipitation stops. Violators will be towed at their own expense.

18. **CLEARANCE OF REAR SLIDING DOORS.** It is required that a cleared path from the rear sliding doors to the bottom of the steps off the deck be maintained at all times.