

APPENDIX D
CONDOMINIUM RULES
OF THE
WILLIAMSBURG PARK CONDOMINIUM

These Condominium Rules are adopted for the benefit of the Owners of Units in the Condominium project known as "Williamsburg Park Condominium". They are intended to contribute to preserving the clean and attractive environment and to assure the peaceful enjoyment of the Condominium. They are also intended to protect and enhance the value of the Owner's property in the project. They are not designed to unduly restrict or burden the use of the property.

All Owners of Units in Williamsburg Park Condominium and their tenants, invitees or guests are expected to abide by these Rules, which are meant to supplement the provisions of the Master Deed and By-Laws.

1. ADDITIONS TO EXTERIOR OF BUILDING. Changes affecting the appearance of the exterior of the building, such as decorations, awnings, television and radio antennas, signs, screens, sunshades, air conditioning equipment, fans or other changes are to be made only with the consent of the Board Directors of the Williamsburg Park Condominium Association ("Board").
2. LITTERING. There will be no littering. Paper, cans, bottles, cigarette butts, food and other trash are to be deposited only in appropriate trash containers and under no circumstances are such items to be dropped or left on the grounds or other Common Area of the Condominium.
3. TRASH, REFUSE AND GARBAGE. No one shall place trash or other refuse in the Common Area, except in receptacles therefor.
4. MAINTENANCE OF COMMON AREA. Improvements, maintenance and landscaping of the Common Area shall be performed only by and/or as directed by the Board.
5. IMPROPER USE OF COMMON AREA. There shall be no use of Common Area which injures or scars the Common Area or the plantings thereon, increases the maintenance thereof, or causes unreasonable embarrassment, disturbance or annoyance to other Owners in their enjoyment of such.

PG 46

6. OFFENSIVE ACTIVITIES. No offensive activities shall be carried on in the Condominium, nor shall anything be done or placed within the Condominium which may be a nuisance, create unpleasant odors or cause unreasonable embarrassment, disturbance or annoyance to other Owners or the public.
7. ACTION IN VIOLATION OF LAW, ETC. There shall be no use of or activity in any Unit or Common Area which shall be in violation of any governmental law, ordinance, rule or regulation.
8. PASSKEY. The Board may retain a duplicate key to each Unit. No Owner may alter any lock or install a new lock on any door or any other security system which requires a key for unrestricted access leading into the Unit of such Owner without the prior written consent of the Board. If such consent is given, the Owner shall provide the Board with a new duplicate key or keys for its use. It is not intended that an Owner's privacy be intruded upon and such key(s) shall not be used except in a personal or property emergency.
9. CONSENT REVOCABLE. Any consent or approval of the Board given under these Rules shall be revocable by the Board at any time.
10. COMPLAINTS. Complaints of violations of these Rules should be made to the Board. If the Board feels that the complaint is justified, it will take whatever action it deems necessary. The complainant will be notified in writing by the Board as to what action has been taken.
11. AMENDMENT. These Condominium Rules may be revised in any way at any time by the Board as conditions warrant, provided that a written communication is sent to each Owner advising of the change or changes.
12. DELEGATION OF POWERS. The Board, in its discretion, may delegate its powers and duties with respect to the granting of consents, approvals and permissions under these Rules to the manager or managing agent, if any, of the Condominium.