

RULES AND REGULATIONS

ROUND HOUSE CONDOMINIUM

These Rules and Regulations are adopted for the benefit of owners of Units at ROUND HOUSE 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 property.

All residents and guests 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, screens and enclosures, or other changes shall be made only with the consent of the Trustees of the Condominium Trust (the "Trustees").

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 or television 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.

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 the 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 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.

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. 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 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 arrangements have been approved by the Trustees. This prohibition includes the overnight storage of such vehicles and equipment.

12. OFFENSIVE ACTIVITIES. No owner may use or maintain his or her Unit or the Common Areas appurtenant thereto for any purpose or in any manner which is contrary to any applicable law, rule, regulation or requirement 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.