

# RULES AND REGULATIONS

## Vineyard Condominiums

### Obstructions

1. The sidewalks, entrances, passages, courts, public halls, vestibules, corridors, and stairways of the Project shall not be obstructed or used for any other purpose than ingress to and from the Condos in the Project. Fire exits shall not be obstructed in any manner.

### State of Maintenance

2. Each Owner shall keep his Condominium air-conditioning unit and any balcony or terrace to which such owner has sole access, in good state of preservation and cleanliness.

### Window Coverings

3. No shades, awnings, or window guards, shall be used in or about any Condominium without the prior written approval of the Board of Directors or the managing agent, which approval shall not be unreasonably withheld. **Use of aluminum foil, carboard, or other paper products as window covering is prohibited.**

### Signs and Exterior Attachments

4. No awning, radio, or television aerial shall be attached to or hung from the exterior of the Project, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of the Project, without the prior written approval of the Board of Directors or the managing agent, which approval shall not be unreasonably withheld. Satellite Dishes may be installed. However, such dishes may not be installed on any part of the Project or fences. They must be appropriately and professionally installed away from Project.

### Ventilation and Air-Conditioning Systems

5. No ventilator or window air-conditioning device shall be installed in any Condominium without the prior written approval of (the Board of Directors or the managing agent as to the type, location, and manner of installation of such device, which approval shall not be unreasonably withheld. Each Owner shall keep any such device which protrudes from the window of the Condominium in good appearance and mechanical repair. No Owner shall permit any such device to leak condensation, or to make any noise which may unreasonably disturb or interfere with the rights, comforts, or conveniences of any other occupant of the building. If any such device shall become rusty or discolored, the Owner shall have it painted in a good and workmanlike manner in the standard color selected by the Board of Directors for the building. If the Owner shall fail to keep any such device in good order and repair and properly painted, the Board of Directors or the managing agent, after giving the Owner's notice and reasonable opportunity to cure the problem, may remove such device from the window, charging cost of removal to the Owner and the device shall not be replaced until it has been put in proper condition and only with the further written consent of the Board of Directors.

### Electric Equipment

6. All radio, television, or other electrical equipment of any kind or nature installed or used in each Condominium shall fully comply with all the rules, regulations, and requirements or recommendations of the local fire authorities and the insurance underwriters. The Owner shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Owner's Condominium.

### Lightweight Vehicles

7. No bicycles, scooters, motorcycles, baby carriages or similar vehicles, shall be taken or any of the above-mentioned vehicles shall be allowed to stand in the public halls, passageways, courts or other common areas of the Project.

## EXHIBIT "D" TO CONDOMINIUM REGIME OF THE VINEYARD

### Noise

8. No Owner shall operate or permit to be operated in such Owner's Condominium any phonograph, radio, or television set, in such a manner as to disturb the other occupants of the Project. No Owner shall practice or permit to be practiced in such Owner's Condominium, either vocal or instrument music for more than two (2) hours in any day nor between the hours of 8:00 P.M. and the following 9:00 A.M.

### Use of Common Elements by Children

9. Children shall not play in the halls, vestibules, stairways, fire towers, or any of the exterior landscaped areas.

### Animals

10. No birds, reptile, or animal shall be permitted (except normal household pets such as dogs, cats), kept, or harbored in the Project, unless the same in each instance shall be expressly permitted in writing by the Board of Directors or the managing agent and such consent, if given, shall be revocable by the Board of Directors or the managing agent in their sole discretion, at any time. In no event shall any bird, reptile, or animal be permitted in any of the public portions of the Project, unless carried or on a leash at all times, nor in any grass or garden plot under any condition. **Owners of the animal must clean up after their pet.**

### Garbage

11. No garbage from the Condos shall be allowed to be placed or stacked in front of each Condominium or any part of the Project except in such manner as the Board of Directors or the managing agent may direct.

### Water Outlets

12. Water closets and other water apparatus in the Project shall not be used for any purpose other than those (or which they were designed, nor shall any sweepings, rubbish, rags, or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus in the Condominium shall be repaired and paid for by the owner of such Condominium.

### Use of Condominium Employees

13. No occupant of the Project shall send any employee of the Board of Directors or of the managing agent out of the Project on any private business.

### Pest Inspection

14. On giving twenty-four (24) hours' notice to the Owner, the agents of the Board of Directors or the managing agent, and any contractor or workman authorized by the Board of Directors or the managing agent, may enter any room or Condominium in the Project at any reasonable hour of the day for the purpose of inspecting such Condominium for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate such vermin, insects, or other pests.

### Cooking on Terraces or Balconies

15. No cooking shall be permitted on any terrace or balcony of the Project nor in any Condominium not especially constructed and equipped therefor. Grills may be used. However, they may only be used 10 feet away from the Project and must be stored in the back patios of the Condo. Grills are not to be left in the front part of the Condo.

### Passkeys

16. The Board of Directors or the managing agent may retain a passkey to the pool area and any other common area. Board of Directors or the managing agent may also change out the locks as needed.

EXHIBIT "D" TO CONDOMINIUM REGIME OF THE VINEYARD  
Parking

17. Vehicles are only allowed in designated parking spaces. No vehicle belonging to an Owner or to a member of the family or guest, tenant, or employee of an Owner, shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Project by another vehicle. No vehicle belonging or not belonging to Owner may be repaired on the premises of the Project. No vehicle, not belonging to Owner or to a member of the family or guest, tenant, or employee of an Owner shall be parked, stored on the premises of the project. Non-operational vehicles, heavy duty vehicles, recreational vehicles and/or utility vehicles are not permitted on the property. **All unauthorized vehicles and trailer-like attachments will be towed at Owner's expense.**

Storage Space

18. All items/trash left behind in the Pool area or any part of the common area, including landscaping will be disposed of.

Complaints

19. Complaints or suggestions regarding the service of the Project shall be made in writing to the Board of Directors or to the managing agent.

Amendments

20. Any consent or approval given under these rules and regulations may be added to, amended, or replaced at any time by resolution of the Board of Directors.

Use of Roof

21. Owners, their families, guests, servants, employees, agents, visitors, tenants, or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter on the roof of the Project.

Decorating Terraces or Balconies

22. No terrace or balcony shall be enclosed, decorated, landscaped, or covered by any awning or other device without the consent in writing of the Board of Directors or the managing agent. Holiday decorations are allowed. However, must be removed within 7 days after such holiday has passed.

Inflammables

23. No Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Condominium any flammable, combustible, or explosive fluid, material, chemical, or substance, except for normal household use.

Entrusting Keys

24. If any key or keys are entrusted by a Owner or by any member of his family or by his agent, servant, employee, licensee, or visitor to an employee of the Board of Directors or of the managing agent, whether for such Owner's Condominium or an automobile, trunk, or other item of personal property, the entrusting of the key shall be at the sole risk of such Owners and neither the Board of Directors nor the managing agent shall be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

Pool

25. Owners who are not current with HOA fees will not be allowed access to pool or other Condominium amenities.

See Pool Rules for other rules and restrictions.