3000 EAST AVE
RULES AND REGULATIONS
Effective as of November 2026

In addition to the other provisions of the By-laws, the following rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Managers, shall govern the use of the Units and the conduct of all residents thereof.

The terms Condominium, Common Elements, Irrevocably Restricted Areas, Unit Owners, shall have the meanings set forth in Article I of the By-laws and in Article I of the Declaration.

1. The sidewalk, entrances, driveways and streets must not be obstructed or encumbered or used for any purpose other than for ingress and egress.

2. No sign, advertisement, notice or other lettering, including political endorsements or signs, shall be exhibited, inscribed, painted or affixed by any Unit Owner on any part of the exterior or windows of a Unit or any common area without the written prior consent of the Board of Managers. Security signs may be placed on the Common Elements adjacent to a Unit.
   "For Sale" signs and the signs of any real estate broker or contractor are not allowed.
   "Open House" signs are allowed during the hours of the Open House only.
   Moving Sales will be allowed for one day only, with prior approval of a Variance Request submitted to the Board of Managers. Moving Sales will not be allowed the day mowing is done. Signs will only be allowed during the hours of the sale. No merchandise will be allowed in the driveway. The homeowner is responsible for indicating that parking will only be allowed on one side of the driveway to ensure that emergency vehicles can access the area if needed. Any costs to repair damage incurred as a result said sale will be paid by the Unit owner.

3. No awnings, ornamental objects, or other projections shall be attached to the exterior of a Unit without the written prior consent of the Board of Managers. Patio umbrellas are permitted. Umbrellas need to be of a solid, neutral color with no pattern.

4. Holiday decorations are permitted, except in Common Areas. Any decorations deemed inappropriate or unsuitable by the Board of Managers must be removed immediately following notification of the owner.

5. No baby carriages, carts, tricycles, bicycles, motorcycles, motor bikes, all-terrain vehicles, or any other vehicle or cart shall be allowed to stand on the sidewalks, entrances, driveways or other Common Elements.

6. No Unit Owner shall allow anything to fall from the windows or doors of a Unit, nor sweep or throw from a Unit any refuse or other materials into any Common Elements.

7. No refuse containers, equipment, supplies of any kind, including firewood or other articles, shall be stored or accumulated on the Common Elements; nor shall anything be hung from the exterior of any windows, or placed on the exterior window sills. Neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken from any windows or doors, or hung there from. See 14 below for weekly trash pick-up rules.

8. No Unit Owner shall make or permit any disturbing noises in the Unit, nor do anything, or permit anything that will interfere with the rights, comforts, or conveniences of other Unit Owners. No Unit Owner shall play or operate, or permit to be played or operated, any musical instrument or sound system in the Unit between the hours of 11 p.m. and 8 a.m. the following morning, if the same shall disturb or annoy any other Unit Owners. No Unit Owner shall conduct or permit to be conducted, vocal or instrumental practice, nor give or permit to be given vocal or instrumental instruction at any time if the same shall disturb or annoy any other Unit Owners.

9. Unit Owners shall not use or permit the use of a Unit in any manner which would be disturbing or annoying to any other Unit Owners, or in such a way as to be injurious to the value and desirability of the Condominium.

10. Hot Tubs are not allowed in courtyards, Common Elements or Irrevocably Restricted Areas. Installation of hot tubs would infringe upon the architectural integrity of the Condominium and could disturb the quiet enjoyment of other residents.

11. No Installation of any type of antenna or satellite dish on the roof, exterior or in the Irrevocably Restricted Area of any Units shall be made without the written prior consent of the Board of Managers. Any antenna or satellite dish erected without the consent of the Board of Managers is subject to removal without notice at the expense of the Unit Owner.

12. No Unit Owner shall keep or maintain any pets on the Condominium property or in any Condominium unit, unless prior written consent is obtained from a quorum of Unit Owners.

13. No Unit Owner shall allow any pet or visiting pet to run free on the Common Elements. Pets on the Common Elements shall be on a leash and accompanied by an adult. The Unit Owner shall be responsible for picking up after pets.

14. Loose courtyard trimmings should be brown bagged and placed at the north or south end of the property. Refuse and trash shall be placed outside the unit for collection no earlier than the evening before the scheduled collection. Debris resulting from work contracted or performed by the Unit Owner shall be removed by the Unit Owner or the

contractor within a reasonable period of time and shall not be allowed to accumulate. Use of a dumpster requires the written prior consent of the Board of Managers.

15. No Unit Owner-owned automobiles and no trucks, boats, trailers, recreational vehicles, vans, all-terrain vehicles, snowmobiles, motorcycles, or bicycles, shall be parked on the premises except in the Unit garage.

16. Automobiles of short term visitors or personal service providers to a particular Unit shall be parked in the Unit driveway or garage. Visitors of over 72 hours shall use the Unit Owner's garage or nearest visitor parking area. Unit Owners with overnight guests staying more than 7 days need Board of Manager approval to park in the visitor parking area. No other automobiles, trucks or other vehicles shall be parked in the driveways, streets or designated parking areas, except for construction vehicles or when a vehicle is making deliveries or receiving goods and materials.

17. All Units shall be used for single family residences only.

18. Garage doors shall be kept closed unless entry or exit is being made to or from the garage.

19. No change of the landscaping in the Common Elements, including replacements of existing plants and/or planting beds and/or outdoor lighting, is permitted without the written prior consent of the Board of Managers by approval of a Variance Request.

20. Courtyard areas adjacent to units are designated as Irrevocably Restricted Areas (IRA). Permanent plantings and gardening may be done in the unit courtyards. Such planting shall be kept trim so as not to encroach on the neighboring unit. Unit owners with large courtyard trees in the IRA are required to have containment pruning—at Unit Owner's expense—as necessary to maintain at a courtyard appropriate size to the satisfaction of board of governors. Any damage caused directly or indirectly to the IRA from any courtyard plantings or any activity conducted will require all repairs to be made at Unit Owner's expense to the satisfaction of board of governors.

21. Only electric, propane or charcoal fires, for outdoor cooking, and contained in appropriately maintained grills are permitted. Grills must be kept a safe distance away from structures and vegetation when in use. Grilling or cooking in garages is not permitted. Recreational wood-burning fire pits are not permitted. Propane fire pits are permitted in the Unit courtyards.

22. Each Unit Owner is obligated to provide any purchaser, or prospective purchaser, of the Owner's Unit with a copy of the By-laws and the Rules and Regulations in effect at the time, together with copies of any consents of the Board of Managers to any variances applicable to the Unit.

23. If non-compliance of any Rules and Regulations continues after two warning letters have been sent to the Unit Owner, a $200 fine per month of continued non-compliance will be assessed by the Board of Managers with the third, and any subsequent, non-compliance letters. Unpaid fines will result in a monthly late fee of $50 for each month of non-payment. Continued accumulation of fines and late fees will result in a lien placed against the property.

24. Short term rentals of less than 12 months are not permitted. Long term rentals are subject to approval by the Board of Managers as set forth in the Declaration.

25. Rules governing Unit internal maintenance, repairs, renovation and reconstruction:

    a. Vendor and contractor workman parking is the same as designate of less than 12 months are not perid visitor parking. This parking is on the north side of the access driveway at the rear of the complex. Parking should not interfere with access to unit garages. No parking in East or West access driveways. Exceptions including short time deliveries, unloading of tools and materials, or visits under 15 minutes.
    b. The use of dumpsters, scaffolding, ladders, or other equipment, on common grounds without the permission of Condo management is prohibited. Approval of the use of such equipment for a period of more than 2 weeks requires the approval of a minimum of 6 unit owners.
    c. Any repair of damage to the Common Element as a result of contractor work is the responsibility of the contracting Unit Owner. Damage should be repaired as quickly as possible.
    d. The posting of Vendor and/or Contractor signs is prohibited.
    e. Except in the case of emergency repairs, vendor or contractor work is prohibited on Sundays.
    f. Any penetration of exterior walls or roofs is prohibited. This includes TV antenna mounting, satellite dishes, air vents, new windows, sky lights, etc.
    g. No change in exterior aesthetics is allowed. This includes, among other things, windows, window mullions, doors, sliding doors, storm windows, storm door, light fixtures and paint color.
    h. All windows must have mullions.
    i. Unit Owners must provide the Board of Managers copies of engineering approval of internal structural changes.
    j. Any increase in Condominium operating expenses or capital expenditures occurring as a result of unapproved work done by the prior or current Unit Owner will be borne in full by the current Unit Owner and any future Unit Owner.
    k. Unit Owners are responsible for making their vendors and contractors aware of applicable house rules.
    l. All contractors must carry their own insurance and workman’s compensation.
    m. Window replacements require written prior consent by the Board of Managers. Windows must be the Anderson NarroLine window series as of 2017.