

RULES AND REGULATIONS

ATLANTIC 22, A CONDOMINIUM

1. AUTHORITY

The Declaration of Condominium, Articles of Incorporation and By-Laws of Atlantic 22, A Condominium, authorize the Board of Directors (hereinafter called the "Board") to adopt such uniform administration rules and regulations governing the details of the operation of the condominium, and restriction upon, and requirements respecting the use and maintenance of, the units, and the common elements and limited common elements as may be deemed necessary to assure the enjoyment of all unit owners, to prevent unreasonable interference with the use of the units, common elements, and limited common elements as shall not be inconsistent with The Condominium Act, the Declaration of Condominium, and the By-Laws of the Association.

The rules and regulations will be reviewed periodically by the Board of Atlantic 22 Condominium Association, Inc., and amended as necessary, to better serve the membership, as provided in the Condominium Documents.

2. ENFORCEMENT

Complaints should be reported, in writing, to the Board or to an officer of the Association.

Minor infractions will be called to the attention of the person or persons involved by an officer of the Association. Repeated infractions and violations of a more serious nature will be referred to the Board for Action.

Disagreements concerning complaints will be presented to the Board for adjudication and appropriate action, with the enforcement by civil legal process, if necessary.

3. BICYCLES/MOTORCYCLES

a. Bicycles may be operated on the premises, but must be kept in assigned areas when not in use.

b. Motorcycles are not to be operated on the premises, except for ingress and egress. Motorcycle engines may not be revved on the premises and must be operated with a muffler system in good operating condition.

4. DESTRUCTION OF PROPERTY

Owners will be held responsible for destruction, damage, or defacement of buildings, facilities, and equipment caused through their own act(s) and/or the acts of their lessees, guests, tenants or families.

5. SAFETY

No one shall permit any activity or keep anything in a condominium unit, storage area, common elements, or limited common element which would be a fire or health hazards or in any way tend to increase insurance rates. No outdoor grills are allowed unless provided by the Association on the ground level outside.

6. EXTERIOR APPEARANCE

To maintain a uniform and pleasing appearance of the exterior of the building, the following shall apply:

A. No owner, tenant, or other occupant of a condominium unit may paint or otherwise change the appearance of any exterior wall, door, window, balcony, or any exterior surface. Hanging laundry garments or other unsightly objects on balconies is prohibited.

B. No occupant may place any sunscreen, blind, storm shutter or awning on any balcony or exterior opening without first securing written approval of the Board prior to installation. No occupant may erect any exterior lights or signs; place any signs or symbols in windows; erect or attach any structures or fixtures within the common elements or limited common elements.

C. Occupants are not to erect, construct, or maintain any wire devices, antennas, or other equipment or structures on the exterior of the building or on or in any of the common elements or limited common elements, except with the written consent of the Board of the Association.

7. INTERIORS

No occupant may make any structural additions or alterations to any unit or to the common elements; nor any of the foregoing without prior written consent of the Board of the Association.

8. FOOD AND BEVERAGES

A. Food and beverages may be consumed in the common areas at the personal discretion of the owners.

B. Owners are responsible for leaving the common areas in a clean condition. Frequent violators may have this privilege revoked by the Board.

C. Outdoor cooking is restricted to areas to be designated for that purpose, for fire safety reasons stated previously.

9. NON-OWNER USE

Tenants, lessees, guests or other occupants (owner not in residence): Owners shall notify the Association or Management Company in writing, of the arrival of guests. Guest information should include the following:

- a. Names of Occupants.
- b. Relationship to owner.
- c. Ages of Children, if any.
- d. Expected date of arrival.
- e. Expected date of departure.

It shall be the responsibility of the owner, to provide non-owners using the condominium unit a copy of the rules and regulations for use during their visit.

10. SOLICITATION

There shall be no solicitation by any person anywhere in the buildings or common areas or limited areas for any cause whatsoever, unless invited by the unit owner to be solicited, or specifically authorized by the Board.

11. NOISE

A. In order to insure your own comfort and that of your neighbors, radios, stereo amplifiers, and television receivers must be turned to a reasonable volume between the hours of 10:00 p.m. and 8:00 a.m. Sound emitting equipment should not be placed against or attached to walls common to units.

B. All other unnecessary noises such as bidding good night to departing guests, loud conversation on balconies and in common areas should be avoided.

C. No organs, pianos or electronically amplified musical instruments may be used without the written consent of the Board.

12. OBSTRUCTIONS

Sidewalks, driveways, unit entries, and other common areas of travel must not be obstructed in any manner and are to be kept free of any materials which would be unsightly or hazardous.

13. PETS

There shall be no restriction as to pets; provided that no pet may be kept that causes an annoyance of any kind to other unit owners.

14. CHILDREN

There are no restrictions as regards children in residency, except as with children who are visiting, they will conduct themselves in accordance with the rules and regulations under parental or guardian supervision.

15. LEASING/RENTING

Apartment owners may rent or lease their unit.

16. OCCUPANCY

A. No owner, lessee, or other occupant of a condominium unit shall use the unit for other than residential purposes, except for model units maintained by the Developer in accordance with the Declaration of the Condominium.

B. No occupant shall make any use of a unit which violates any laws, ordinances, or regulations of any governmental body.

C. No occupant shall permit any nuisance, or illegal act in his unit or in or on the common elements.

D. The units, common areas, and facilities are designed for maximum occupancy per the fire code, and the city code shall govern the maximum number of persons able to occupy a unit at a given time.

17. PARKING

A. A unit owner shall park in his respective vehicle parallel to and within the boundaries of the parking space.

B. Parking spaces are limited to private passenger vehicles and use of the space for storage, or any other types of vehicles, equipment or apparatus is prohibited. Boats, boat trailers, trucks and trailers are all expressly prohibited. Recreational vehicles, U-Haul trailers, boats on trailers, and other trailers may be allowed to park in designated areas if, and only if, the Board designates such an area. The Board is under no obligation to do so, said decision being discretionary with the Board.

18. GARBAGE/REFUSE

A. Occupants will not allow any rubbish, refuse, garbage, or trash to accumulate in places other than receptacles provided therefor, and each unit and the common elements shall, at all times, be kept in a clean and sanitary condition. Garbage shall be placed in waterproof bags or similar containers before being placed in trash receptacles.

B. Occupants shall not allow anything to fall or be thrown from windows, doors or balconies. No sweepings shall be ejected from any apartment into common elements.

19. FACILITIES/GENERAL

A. The facilities of the condominium are for the exclusive use of members of the Association, lessees and tenants, and their house guests, and guests accompanied by a member or lessee. No guest or relative of a member or lessee may use the facilities unless in actual residence or accompanied by a member or lessee.

20. SWIMMING POOL

A. Owners, their families, lessees, and guests using the swimming pool do so at their own risk.

B. Persons using the swimming pool are requested to read and obey the posted rules for use of the swimming pool and patio areas.

C. Glass containers are prohibited in the swimming pool area.

21. ACCESS

The Association may retain a pass key to the premises. No unit owner shall alter any lock or install a new lock or a knocker on any door without the written consent of the Board. In case such consent is given, the apartment owner shall provide the Association with a key for the use of the Association pursuant to its statutory right to access to the premises.