

EMERSON COURT CONDOMINIUM

RULES AND REGULATIONS ADOPTED UNDER ARTICLE VIII D* OF THE BY-LAWS
* Trustees may change at any time rescind or add

One. No Unit Owner shall make or permit any disturbing noises in the units or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loudspeaker in such a Unit Owner's unit between the hours of eleven o'clock p.m. and the following nine o'clock a.m. if the same shall disturb or annoy other occupants of the units, and in no event shall any Unit Owner practice or suffer to be practiced either vocal or instrumental music for more than two hours in any day or between the hours of six o'clock p.m. and the following nine o'clock a.m. No Unit Owner shall give vocal or instrumental instruction at anytime.

Two. Nothing shall be hung or shaken from the exterior doors, windows, terraces or balconies or placed upon the windowsills of the units.

Three. No exterior shades, awnings, window guards or ventilators shall be used in or about the units except such as shall have been approved by the Emerson Court Condominium Trust (hereinafter called the "Trust").

Four. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of the units, except such as shall have been approved in writing by the Trust; nor shall anything be projected out of any window of the units without similar approval.

Five. Garbage and refuse from the units shall be disposed of only at such times and in such manner as the Trust may direct.

Six. No Unit Owner shall employ any employee of the Trust or the Managing Agent, if any, on any private business of a unit owner without permission of the Trust or Managing Agent, respectively.

Seven. No dogs or other animals, birds or pets shall be kept in or about the units without the trust's written consent; and consent so given may be revoked at any time.

Eight. No radio or television aerial shall be attached to or hung from the exterior of the units without the written approval of the Trust.

Nine. No vehicle belonging to a Unit Owner or to a member of the family or guests, tenants or employee of a Unit Owner shall be parked in such manner as to impede or prevent ready access to or egress from the garage or the entrance to the condominium by another vehicle.

Ten. No use shall be made of common areas except such as shall be permitted by the Trust.

Eleven. The driveways, sidewalks, entrances, and other common areas shall not be obstructed or used for any other purpose than ingress to and egress from the dwelling units in the building. No articles shall be placed in the common area without provision of the Trustees in writing.

Twelve. These rules and regulations may be added to, amended or repealed at any time by vote of a majority of the Trustees or by a written instrument signed by a majority thereof.

Thirteen. Any consent or approval given under these rules by the Trust shall be revocable at any time.

Fourteen. RENTAL OF UNITS. No such unit shall be used for any purpose other than as a dwelling for three persons or less not constituting a family or by one family of not more than five (5) persons. For this purpose family shall be taken to mean a group of persons all related by blood or marriage. No business activities of any nature shall be conducted in any such Unit. No Unit shall be rented, let, leased or licensed for occupancy by others than the owners family until the owner files an application for approval of tenants on forms provided by the Trust or Management Company together with a copy of the Rules and Regulations signed by the proposed tenants. There will be a penalty of \$100.00 assessed to the owner for not complying with this rule. It is the owner's responsibility to see that all parties involved comply with the above regulation.