

Northwood Hills Condominium Association

RULES AND REGULATIONS FOR CO-OWNERS

THESE RULES ARE INTENDED TO PROVIDE A BETTER COMMUNITY ENVIRONMENT FOR ALL RESIDENTS. VIOLATION OF THESE RULES WILL BE DEEMED A VIOLATION OF THE ASSOCIATION BYLAWS AND SUBJECT TO A FINE.

The sidewalks, vestibules, laundry rooms, stairways and hallways must not be littered, obstructed or encumbered or used for any purpose other than ingress and egress to and from the demised premises.

No sign, advertisement, notice or other lettering, including real estate signs, shall be exhibited, inscribed, painted or affixed by Co-owner or their agent on any part of the outside or inside of the demised premises or building including common area landscape without the prior written consent of the Association.

No awnings or other projections shall be attached to or protrude beyond the outside walls of the building, and no exterior blinds, shades or screen shall be attached to, or hung on, or used in connection with any window, door, patio or deck of the demised premises, without the prior written consent of the Association.

Children shall not play in any common areas other than those specifically provided for such purpose. Adult Co-owners are responsible for the actions of their children and all other guests, invitees or tenants. Violation of the Rules and Regulations by such individuals may be deemed a breach of the bylaws by the Co-owner.

The Association or its agent may retain a pass key to the demised premises. Co-owners shall not alter any lock or install a new lock or knocker on any door of the demised premises without the written consent of the Association or the Association's agent. In case consent is given, the Co-owner shall provide the Association or its agent with an additional key for the use of the Association pursuant to the Association's right of access to the demised premises.

Nothing shall be done in or about the building that shall interfere with the rights, comforts, or conveniences of other residents. No musical instruments, radios, televisions or stereos shall be operated in a manner that is disturbing or annoying to other residents, nor shall any disturbing noises be made at any time. Quiet hours will be observed between the hours of 11 p.m. – 8:00 a.m.

No animals or birds shall be kept in or about the premises without written consent of the Association, except that Co-owners are allowed up to two cats (neutered/spayed). No resident, guest, or invitee shall bring into a condominium any animals or birds.

No bird or animal feeders of any kind shall be hung or placed anywhere on the property. No food or seed of any kind shall be left on decks, patios, or on the ground for birds or animals.

Window sills and balcony railings shall be kept free from all personal property, including but not limited to towels, clothing, etc. Over-the-rail planters and plant hangers may be attached provided they do not infringe on other residents.

. All garbage must be in tied plastic bags and put in the dumpster. All cardboard boxes should be crushed before being disposed of. Under no circumstances should any trash, boxed, bagged or otherwise be left in the hallways or laundry rooms, even for limited periods of time.

. Any draperies or blinds that are hung in a condominium must show white to the outside.

. No charcoal, wood or other combustible cooking devices are permitted on decks or patios other than propane-type gas grills.

. All articles, laundry supplies and miscellaneous personal property shall be kept in your condominium or storage lockers and not left out in any common area, including laundry room shelves and/or racks.

No smoking is permitted in limited common elements. This includes laundry rooms, hallways, and decks/patios.

Laundry room hours are from 8:00 a.m. until 10:00 p.m.

Each condominium is allowed two vehicles that must be registered with the Association. A third vehicle may be allowed with approval by the Board and the rental of an additional carport.

No exercise equipment shall be permitted in any 2nd or 3rd floor condominium without approval of the Association.

Co-owner Signature

Co-owner Signature

Date

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MONTREAL HILL Condominium Association