

**REGIME RULES OF
INDEPENDENCE SQUARE AT PLAINVIEW**

The Board of Managers of the Council of Co-Owners for Independence Square at Plainview (hereinafter referred to as the "Board"), under authority conferred by both the Master Deed for Independence Square at Plainview and the Bylaws of the Independence Square at Plainview Council of Co-Owners, hereby adopts the following Regime Rules (hereinafter referred to as the "Rules") for Independence Square at Plainview (hereinafter referred to as the "Regime"):

1. No advertisement, sign, lettering, notice or device shall be placed in or upon Premises or Building including windows, walls, and exterior doors except such as may be approved in writing by the Board of Managers. The only exception to this rule is as follows:
 - A. In reference to signage for the sale or rental of an Independence Square at Plainview office:
 1. A sign will be situated in the median area of the complex which reads, "Condominium for Sale or for Rent". The only other signage permitted will be in the window of the unit for sale or for rent listing a name and phone number of the person to contact for information regarding the unit.

It will be the responsibility of the unit owner to contact the Manager advising them of the need for the sign, and also to inform them of the sale or rental of the unit.

2. Lettering upon entry doors as required by Tenant/Owner, shall be made by the sign company designated by the Board of Managers, but the cost shall be paid by Tenant/Owner. The lettering on entry doors will be provided exclusively for the display of the name and location of Tenants/Owners.
3. All damage done to Premises or Building by moving or maintaining any of such items, furniture, freight, supplies not carried by hand, or equipment of any kind shall be repaired at the expense of Tenant/Owner.

4. The entrances, corridors and stairways shall not be obstructed by Tenant/Owner, or used for any other purpose than ingress or egress to and from premises. Tenant/Owner shall not bring into or keep any animal within Building, or any bicycle or other type of vehicle.
5. Tenant/Owner shall not disturb other occupants of Buildings by making any undue or unseemly noise, or otherwise. Tenant/Owner shall not, without written consent by Board of Managers install or operate in or upon Premises any machine or machinery causing noise or vibration perceptible outside premises, electric heater, stove, or machinery of any kind or carry on any mechanical business thereon, or keep or use thereon oils, burning fluids, kerosene, naphtha, gasoline, or other combustible materials. No explosives shall be brought into Buildings.
6. Tenant/Owner shall not in any way deface Building or any part thereof, or premises or any part thereof, or fixtures therein. The expense of remedying any breakage, damage or stoppage resulting from a violation of this rule shall be borne by Tenant/Owner.
7. Canvassing, soliciting and peddling in Building are prohibited and each Tenant/Owner shall cooperate to prevent such activity.
8. Tenant/Owner shall exercise care and caution to insure that all water faucets or water apparatus, electricity and gas are carefully and entirely shut off and all windows closed before Tenant/Owner or its employees leave Building, so as to prevent waste or damage. Tenant/Owner shall be responsible for any damage to Premise or Building and for all damage or injuries sustained by other Tenants/Owners or occupants of Building arising from Tenants/Owner's failure to observe this provision.
9. The Board of Managers reserves the right to make such other and further reasonable regulations as in its judgement may from time to time be needed or desirable for the safety, care and cleanliness of Premises or Building and the preservation of good order therein.

10. No parking reservation designation, explicit or implied, shall be made.
11. The annual assessment of estimated expenses (Regime Fees), as approved by the Council of Co-owners, will be billed in quarterly installments. Assessments are due upon receipt of billing and if payment is not received within 15 days of billing date, a late fee of \$10.00 or 8% of the billed amount, whichever is greater, will be assessed. Regime fees in arrears beyond one month will constitute cause for the issuance of a lien on the unit of the delinquent unit owner. Thirty (30) days written prior notice of intention to sue to enforce the lien shall be issued to all persons having an interest in said unit including the mortgagee.