

REGIME RULES  
OF  
ZORN PLACE

The Board of Administration of the Council of Co-owners of Zorn Place (hereinafter referred to as the "Board") under authority conferred by both the Master Deed and Declaration for Zorn Place and the Bylaws of its Council of Co-owners, hereby adopts the following Regime Rules (hereinafter referred to as the "Rules") for the condominium regime (hereinafter referred to as the "Regime"):

1. Wherever in these Rules there is reference to "unit owners", such term shall be intended to apply to the unit owner of any condominium unit, to his lessees or tenants in residence, and to any guests, invitees or licensees of such unit owner or tenant of such unit owner. Wherever in these Rules reference is made to the Board, such reference shall include the Board and the management agent where such authority is delegated by the Board to such management agent.

2. Nothing shall be done or maintained in any condominium unit or upon any common elements which would be in violation of any law.

3. No noxious or offensive activity shall be carried on within or outside any condominium unit, nor shall anything be done or be permitted to remain in any condominium unit or on the common elements which may be or become a nuisance or annoyance to the other unit owners.

4. Unit owners shall not make or permit to be made any disturbing noises which will unreasonably interfere with the rights, comforts or conveniences of any other unit owners. All unit owners shall keep the volume of any radio, amplifier, stereo, television or musical instrument in their condominium unit sufficiently reduced at all times so as not to disturb other unit owners in any building.

5. Unit owners shall not permit any act or thing deemed extra-hazardous on account of fire or that will increase the rate of insurance on the premises. Unit owners shall not keep any gasoline or other explosives or highly inflammable material in said premises or storage areas.

6. No burning of any trash and no unreasonable, unsightly or offensive smelling accumulation or storage of litter, new or used building materials, garbage or trash of any other kind shall be permitted within any condominium unit or upon any common element except where expressly authorized by the Board. Trash and garbage containers shall not be permitted to remain in public view, except that garbage in sealed containers may be placed at garbage pick-up points on scheduled pick-up days. Plastic bags must be used for all garbage.

7. Unit owners shall not suffer or permit anything to be thrown out of the windows of the premises or down upon the grounds of the common elements or the dusting or shaking of mops, brooms or other cleaning material out of either the windows or the doors of the premises, and shall not permit anything to be placed in or hung from the outside of said windows, except holiday decorations.

8. There shall be no obstruction of any common elements, (garages, sidewalks, parking spaces, doorways, trash enclosures, etc.). Nothing shall be stored upon any common elements without the approval of the Board.

9. No baby carriages, velocipedes, motorcycles, bicycles or other articles or personal property shall be left unattended on the grounds of the common elements.

10. The entrances, doorways, steps, and approaches thereto shall be used only for ingress and egress.

11. No structure of a temporary character, trailer, tent, shack, barn or other outbuilding shall be maintained upon any common elements at any time.

12. No clothing, laundry, rugs, wash, or any other item shall be hung from or spread upon any window, patio area or exterior portion of a condominium unit, or in or upon a general common element.

13. All personal property placed in any portion of a condominium unit or any place appurtenant thereto shall be at the sole risk of the unit owner and the Board shall in no event be liable for the loss, destruction, theft or damage to such property.

14. The maintenance, keeping, breeding, boarding and/or raising of animals, livestock, or poultry of any kind, regardless of number, shall be and is hereby prohibited, within any condominium unit or upon any common elements, except that this shall not prohibit the keeping of a dog, and/or cat and/or caged birds as domestic pets provided that they are not kept or maintained for commercial purposes or for breeding. In no event shall any animal be permitted in any of the common elements of the Regime unless carried or leashed and accompanied by an adult. The owner of any such animal shall indemnify Council of Co-owners of the Regime and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Regime. If a dog or other animal becomes offensive to other unit owners by barking or otherwise, the owner thereof must cause the problem to be corrected or if it is not corrected, the unit owner, upon written notice by the Board, will be required to dispose of the animal.

15. All persons shall be properly attired when present on any of the common elements.

16. Solicitors are not permitted on the Project without consent of the Board.

17. The common elements designated as parking areas are for guest automobiles only.

18. All unit owners must observe and abide by all parking and traffic regulations as posed by the Board and/or local authorities. Vehicles parked in violation of any parking rules or regulations will be towed away at the owner's sole risk and expense.

19. No boats, trucks, trailers, motorcycles, motor homes, buses or commercial vehicles shall be parked in the parking areas or in driveways, except for deliveries.

20. Parking so as to block sidewalks or driveways shall not be permitted.

21. The planting of plants, flowers, trees, shrubbery and crops or landscaping of any other type is prohibited in the general common elements immediately adjacent to the condominium units without approval of the Board. A unit owner may garden and landscape his patio area, provided that the Council shall not be responsible for any damage thereto resulting from its common elements maintenance. Patio areas are construed to be all paved areas adjacent to the unit plus any area enclosed by an approved fence or wall.

22. Employees and agents of the Board are not authorized to accept packages, keys, money (except for condominium charges) or articles of any description from or for the benefit of the unit owners. If packages, keys, money or articles of any description are left with the employees or agents of the Board, it shall be at the sole risk of the unit owner. The Board does not assume any responsibility for loss or damage in such cases.

23. Should an employee of the Board upon the request of a unit owner handle, park, move or drive any automobile placed in the parking areas, then and in every such case, such employee shall be deemed the agent of the unit owner. The Board shall not be liable for any loss, damage or expense that may be suffered or sustained in connection therewith.

24. No ball throwing shall be permitted on the common elements where windows may be broken, persons may be struck, or damage to property of any kind may result.

25. Any damage to the equipment, water lines, sewer lines, facilities or grounds of the common elements caused by a unit owner, his family or pets shall be repaired at the expense of the owner.

26. No unit owner or occupant shall without the written approval of the Board of Administration install any wiring for electrical or telephone installations, television antenna, machines or air conditioning units, or other equipment or appurtenances whatsoever on the exterior of the unit or protruding through the walls, windows or roof thereof.

27. Any change of colors or materials on the exterior of the unit must have the written consent of the Board.

28. No signs, posters or bills may be placed or maintained in the Regime unless approved by a majority of unit owners, except that an owner may place and maintain a "FOR SALE" sign in front of his unit for a reasonable period, such sign not to exceed 3 feet by 2 feet in size.

29. The unit owner shall comply with all the Regime Rules hereinabove set forth and with any other Regime Rules which the Board, in its discretion, may hereafter adopt.