

RESPONSIBILITIES OF RESIDENTS OF UNIVERSITY PARK PLACE

The following responsibilities of residents of University Park Place are specified in the Condominium Declaration, the Association By-Laws or regulations adopted by the Board of Managers under authority given in the By-Laws. Responsibilities outlined in the Condominium Declaration are cited as "CD," and those outlines in the By-Laws are cited as "BL." The remainder of the citation gives the location in the appropriate document. Responsibilities that do not contain a citation have been adopted by the Board of Managers and can be changed by Board action. The Condominium Declaration rules are the same as deed restrictions. Fines which may be assessed follow each responsibility.

THE USE OF COMMON AREAS

1. No fires are permitted in the common area except for outdoor cooking which may be done only in the following designated areas:

Institute Lane East statue area in the central courtyard

Dora Between the spiral staircases

These activities are not permitted on balconies, patios, or stair landings. It is the responsibility of the resident to protect the pavement, furniture, and plants from grease, charcoal, and food. Under no circumstances should barbecues or charcoal units be left unattended or in the courtyards overnight. \$25/50/100.

1. Swimming Pool Regulations
 - a. Children under the age of twelve (12) may only use the pools when an adult resident is present. \$25/50/100
 - b. Pools may only be used between the hours of 6:00 a.m. and 10:00 p.m. \$25/50/100
 - c. Guests using the pool must be accompanied by a resident. Residents have priority over guests at all times, and if a pool is overcrowded, guests must leave the pool. \$25/50/100
 - d. No lifeguards are present; users of the pools swim at their own risk.
 - e. Pool areas should be kept clean. Trash (soft drink cans, paper, etc.) and personal belongings (towels, toys, floats, etc.) should be removed when a user leaves the pool. \$25/50/100
2. No private plants are permitted in the courtyards or other common areas without prior Board approval. \$25/50/100
3. Plants will be allowed on the common sidewalks and breezeways under the following conditions:

- a. Plants are not allowed on stairs, stair railings, or stair landings, or within a 5 foot wide by 10 foot wide long approach to the top and bottom landings. \$25/50/100
 - b. No plants may be suspended over common areas. \$25/50/100
 - c. Plants are allowed outside ground floor entries if limited to an area no larger than 3 foot by 3 foot provided that passage is unobstructed and common plantings are not interfered with. \$25/50/100
 - d. Plants on carpet or wood surfaces are limited in size to 50 pounds, must be installed in dark green, brown, or terra-cotta pots subject to Board approval, and must be supported off the surface by a trivet. \$25/50/100
 - e. No plants are permitted to cling to, or abrade, or hold water or debris against, or otherwise damage building elements. \$25.50/100
 - f. Empty pots, dead plants, planting materials, etc., are not permitted in common or limited common areas. \$25/50/100
 - g. Hanging plants are permitted over limited common area patios provided:
 - (1) Hangers are securely installed in joists. \$25/50/100.
 - (2) Weight is no more than 20 pounds. \$25/50/100
 - (3) No more than four plants are hung. \$25/50/100
4. Residents should park their automobiles in the space assigned to their unit or in the two open parking areas off Dora. No boats, trailers, or campers may be left in designated or open parking areas. Parking areas may not be used as storage areas. \$25/50/100
 5. Guests may park in the two open parking areas off Dora or on the street. \$25/50/100
 6. Bicycle parking is available in locked storage rooms for both Institute and Dora. Bicycles are not to be stored on balconies or patios nor left at any place which would obstruct sidewalks, entrances, halls, and stairways. \$25/50/100
 7. Garbage and trash is picked up daily Monday through Friday. Garbage should be placed in a sealed container or in a closed plastic trash bag before 8:30 a.m. On weekends and holidays residents must place their garbage in the dumpster provided in the Institute parking lot. [CD: II, 2.9 (g). BL: VII, 9 (j)] \$25/50/100
 8. Laundry facilities are available at all times. Each resident is responsible for keeping them orderly and clean. The Institute laundry room is to be locked when leaving. [BL: VII, 9 (l)] \$25/50/100
 9. No clotheslines, bedding, personal clothing, or cleaning items shall be hung on patios or balconies at any time. Rugs or other materials may not be dusted from windows, balconies, or porches. Trash or other objects may not be thrown from windows, balconies, or porches. [CD: II, 2.9 (g). BL: VII, 9 (h) and (i)] \$25/50/100

11. No signs or advertising materials may be posted anywhere in or on the condominium property. If a condominium unit is for sale or lease, signs may be placed on the Institute and Dora bulletin boards. [CD: II, 9 (c)] \$25/50/100
12. Any alterations, modifications or improvements to the general or limited common area, for example, outside doors, barred doors, patios, etc., in conjunction with any condominium unit must be approved by the Board of Managers. Such proposals must be submitted in writing. [BL: VII, 9 (k)] \$25/50/100
13. Homeowners who wish to replace the existing door on Institute at their expense may do so provided one of the following styles is selected:
 - a. solid core wood door
 - b. half French door (9 lights)
 - c. full French door (15 lights)
 - d. hollow wooden door

All doors must be painted on all edges and faces. Exterior face of door is to be painted to match the building standard. Door lock and latch set shall be Schlage with keyway (or equal with compatible keyway); finish being antique brass.

THE USE OF YOUR CONDOMINIUM UNIT

1. The use of one bedroom condominium units is restricted to a maximum of two persons. The use of a two bedroom unit is restricted to a maximum of four persons. [CD: II, 2.9 (u). BL: VII, 5] \$25/50/100
2. Each unit is entitled to one pet permit that allows one small household pet (weight not to exceed 20 pounds). [CD: II, 2.9 (e). BL: VII, 9 (e)] \$25/50/100
3. No activity can be carried on, nor any materials stored in a condominium unit which would cause the condominium building to be uninsurable for loss by fire. [BL: VII, 9 (b)] \$25/50/100
4. Water beds may not be used or stored in a condominium unit. [CD: III, 3.8] \$25/50/100
5. Any alterations, modifications, or improvements to walls, floors, ceilings or the interior of a unit must be approved by the Board of Managers to assure that it does not affect the structural soundness or integrity of the building. Any such proposals must be submitted in writing with adequate drawings to the Board. [CD: III, 3.8] \$25/50/100

6. Floor coverings and floors in second story units must be approved by the Board of Managers for sound control prior to installation. [CD: II, 2.9 (k). BL: VII 9 (m)] \$25/50/100

THE BEHAVIOR OF RESIDENTS AND GUESTS

1. The residents and guests shall have due regard for the comfort and enjoyment of all other residents in the condominium community. Televisions, stereo units, radios and musical instruments must be played at a low enough volume that the sounds will not annoy other residents. [BL: VII, 9 (e)] \$25/50/100
2. Private entertainment is to be confined to the resident's condominium unit. The noise level should be controlled so that it is not objectionable to other residents.
3. Pets owned by guests may not be kept in a condominium unit overnight.

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