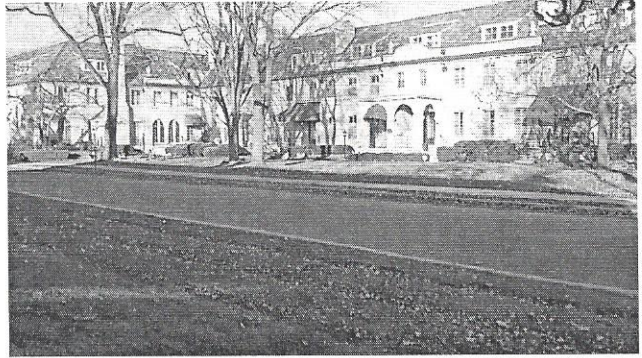


Broad-Brunson Place Condominium Association

3000 East Main Street
Suite B#72
Bexley, Ohio 43209



Important Phone Numbers

1. Columbus Police Dept. non-emergency line 614-645-4545
2. Columbus Fire Dept. 1240 E Long St. 614-221-3132
3. OSU Hospital East 181 Taylor Ave 614-257-3000
4. Columbus City Hall 90 W Broad St. 614-645-3111
5. Columbus Refuse Collection 2100 Alum Creek 614-645-3111
6. Suzanne Boyer-Boyer bookkeeping (regarding HOA fees) 614-743-2120

City of Columbus Telephone and Online Reporting - Dial or Google 311

***To Report:**

- pot holes
- out street lights
- trash not picked up
- abandoned vehicles
- high grass/weeds

***pay utility bills/parking tickets**

***neighborhood parking permit applications**

***street sweeping schedule**

***refuse & recycling schedule**

*The Chateaufesque style Broad-Brunson Place Apartments were designed by architect Robert Hanford in about 1923. Hanford lived at 1616 Hawthorne Park. The 17 apartment units were turned into condominiums in September 1963.

RULES AND REGULATIONS FOR BROAD BRUNSON PLACE CONDOMINIUM ASSOCIATION

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INTRODUCTION

In accordance with the Declaration of Condominium and By-Laws of the Broad Brunson Place Condominium, as amended, the following Rules and Regulations governing our community have been developed.

Fines and penalties may be levied for failure to comply with these Rules and Regulations as prescribed in Amendment A, Article XVII, Section 2 of the By-Laws.

The Rules and Regulations outlined in this booklet explain the policies and guidelines established by the Board of Directors of the Condominium Association (the "Board") to help protect and provide a peaceful environment for our community. The Rules and Regulations do not replace the By-Laws which the Board of Directors uses as its primary governing document. The By-Laws and these Rules and Regulations are in force. In the case of conflict between the wording of the By-Laws and the Rules and Regulations, the By-Laws control. It is the responsibility of the board of directors to administer and enforce the rules. However, it is the responsibility of each resident to cooperate and adhere to the rules of the Condominium, and residents are encouraged to report violations of these rules to a member of the Board.

Nothing shall be done or maintained in any condominium unit or on any Common Area, which will increase the rate of insurance or cancellation thereof, on any condominium unit on Common Areas of the Condominium Association, without the prior written approval of the Board.

1. Landscaping

A. Conditions for Unit Owner Plantings

1. Planting or removing of Trees and shrubs requires prior approval of the Board.

a. Once planted by the Unit Owner they become the property of the Association; therefore, they may not be moved or removed without written consent of the Board.

b. The Unit Owners are responsible for replacing dead plantings or restoring the landscaping to its original condition.

2. Unit owners may beautify their area by planting of flowers without submitting plans to the Board.

3. The Unit Owner is responsible for maintaining his/her own plantings, including but not limited to flower beds and pots, at all times. If said plantings are not maintained in a timely fashion, the Board has the right to have work done at the expense of the Unit Owner.

4. All plantings are subject to review by the Board upon complaint of any Unit Owner. The Association has the right to require an owner to remove plantings at any time upon written notification to that effect and the Unit Owner shall be responsible for restoring the landscaping to its original condition.

B. Guidelines for Unit Owner Plantings

1. Foundation plantings in the front and side of any unit shall not protrude over the sidewalk. Border edging should be in earth tones.

2. There are to be no flowerbeds in the common courtyard grass/lawn.

3. Flower boxes, planters and hanging baskets must be only on the front steps, porches, decks and balconies. Brackets for hanging baskets may not be affixed so as to create a hazard and/or increase the rate of insurance of the buildings or the contents thereof beyond the rates applicable for residential units.

C. Grade

1. No change in the grade of any portion of the landscaping, including but not limited to lawns and flowerbeds, may be made without prior consent of the Board.

2. Motor Vehicles

A. No commercial motor vehicles, trailers, campers, house trailers or boats shall be parked or kept on Common Areas, including motor vehicles of guests and business invitees of Unit Owners.

B. No unregistered or inoperable vehicles shall be moved onto or kept on Association Common areas.

C. No motor vehicle may be disassembled, nor major repairs made on Association property. This includes but is not limited to engine overhauling, exhaust system repairs, brake lining repairs and body work. Under no circumstances may cars be left unattended while on jacks or blocks.

D. No vehicle shall be parked in such a manner as to impede or prevent ready access to fire lanes, garages, driveway, or other common or private areas.

E. Vehicles, including but not limited to moving vans, may not be driven onto Association lawn areas without prior consent of the Board. The Unit owner shall be responsible for the expense of restoring the landscaping or common area to its original condition if any damage occurs.

F. Vehicles in violation of this section may be towed at owner's expense.

G. No tent, camper trailer, automobile trailer or other movable or portable structure shall be used or permitted on the grounds. Any such vehicles or structures, as well as boat trailers, boats, garden tractors and other tools or power equipment must be stored in a garage.

H. No commercial vehicles shall be kept upon or in front of said premises except in connection with the servicing and maintenance of said premises.

3. Pets

A. Pets must, at all times, be accompanied, and under the full control of their owners in any portion of the common areas or limited common areas.

B. Any permitted dogs must be leashed at all times and shall not be allowed to run free or unleashed at any time, or otherwise interfere with the rights, comfort or convenience of other residents.

C. Animals must be curbed away from Association property; owners should not allow pets to relieve themselves on Association property. However, in the event that an animal accidentally defecates on Association property, the pet owner shall immediately clean up after it.

D. Unit owners shall be responsible for all damages to Association property, and to property of others, caused by pets, or guests' pets brought onto Association property.

4. Exterior Modifications

A. Additions, Alterations, Improvements

1. No Unit Owner shall commence or make any structural addition, alteration or improvement to any building, nor shall he/she paint or otherwise decorate or change the appearance of any portion of the exterior of any building without the prior written consent of the Board, except as provided for in these Rules and Regulations.

B. Storm/Screen Doors and Windows

1. Only screen doors and storm windows which meet the style and color approved by the Board may be installed. The Unit Owner shall be responsible for any damage resulting from the installation and for maintenance and/or restoration to original condition and for any damage to the existing structure directly attributable to the addition.

C. Painting

1. Front doors may be repainted provided the paint color is one approved by the Board.

2. Porch decks and rails must be repainted their existing color, paint color is found at Sherwin Williams

D. Front Door Hardware

1. Drop locks, peepholes and door knockers may be affixed to the front door without prior approval of the Board. The Unit Owner shall be responsible for any kind of damage resulting from the installation, and for the maintenance and/or restoration to original condition.

E. Front porches, Back Patios and Decks

1. Construction of porches, patios/decks require written permission from the Board.

2. The Unit Owner shall be responsible for any damage resulting from the addition or enlargement of porches, patios/decks. The Unit Owner shall be responsible for the expense of maintenance, including but not limited to painting. In the event of removal, the property shall be restored to its original condition by the Unit Owner at his own expense.

F. Fencing

1. All requests for fencing for the purpose of enclosing portions of common areas shall be submitted in writing, along with plans as to design, uniformity and control, to the Board for written approval, prior to the commencement or installation of the proposed fencing.

2. Any gates that are not installed and maintained by the Association shall remain unlocked at all times.

5. Use of the Common Areas

A. Except as otherwise provided, there shall be no obstruction of the common area nor shall anything be stored in the common area without prior consent of the Board, except as provided for in these Rules and Regulations.

B. Damage to the common area caused by the actions of a Unit Owner or the actions of his/her children, pets, guests or tenants or the actions of the children, guests or pets of his/her tenants, shall be repaired or replaced at the expense of the Unit Owner.

C. No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the common area, including decks. The common areas shall be kept free and clear of rubbish, debris, litter and other objectionable matter.

D. Barbecue grills and other cooking equipment should be confined to the back patio and deck areas of the condominium.

E. Bicycles, toys, boats and other outdoor equipment may not be left in roadways, driveways, or lawn areas overnight or indiscriminately strewn over the common area at any time.

6. Miscellaneous

A. Annoyance

1. Any use or practice which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents is prohibited.

B. Outside Attachment to Building

1. The Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of any building, except as provided for in these Rules and Regulations, and no signs or awnings, canopies, shutters or radio or TV antennas shall be affixed to or placed on the exterior walls or roofs or any part thereof, without the prior consent of the Board.

C. Signs / For Sale / Other

1. No "For Sale" signs shall be placed in the windows. No signs of any type shall be placed on the common area, or so as to be visible from the common area, without the permission of the Board or by court order.

D. Combustible Materials

1. There shall not be kept in any unit any inflammable, combustible or explosive fluid, material, chemical or substance except for normal household use.

E. Seasonal Decorations

1. Seasonal decorations, including decorative lights, are permitted on the facade of the units, providing this is done in a manner not to cause damage.

2. Seasonal decorations should be removed promptly after the appropriate holiday.

3. All decorations are subject to review by the Board upon complaint of any Unit Owner. The Association has the right to require any owner to remove any decorations upon written notification to that effect.

4. Decorations on the common area, other than the facade of the units, require advance approval of the Board and will be considered on individual merit.

F. Smoke Detectors

1. Unit Owners shall install and maintain in good operating condition, smoke detectors, as required by law, in each unit; the Unit Owner shall be responsible for keeping the smoke detector(s) operable at all times.

G. Trash & Recycling

1. Each unit is responsible for their own trash and recyclables. Currently the city picks up trash on Tuesdays and recycling on Fridays.

H. Enforcement of Rules and Regulations

1. If a violation of the rules is alleged in a written complaint to the Board, the Board will notify the alleged violator in writing to cease and desist from the violation. This Board notification shall include: (a) the nature of the alleged violation; (b) the action required to remove the violation; and, (c) notification of a grace period, within which the violation may be removed without penalty. Should the violation continue beyond the grace period, a fine will be imposed.

2. The alleged violator may request a hearing within *ten (10) days* after Notice from the Board of the alleged violation. The request must be made in writing and addressed to the Board. The hearing shall be held in a closed session of the Board and will afford all parties to be heard. Based upon the evidence, the Board shall determine whether or not any fines and/or penalties should be assessed.

3. Payment of a fine does not relieve the offender of the obligation to correct the violation. Any expense incurred by the Association in correcting a violation shall be assessed to the violator. If a fine or assessment is unpaid after 90 days, the Board may at any time thereafter place a lien upon a violator's Unit for any and all costs, assessments, fines or penalties assessed against the violating unit owner.

4. The Board may assess fines, and other lawful remedies, for the violation of these Rules, or the Condominium By-Laws up to \$25.00 per day until the violation is corrected.