

FIRST UNIVERSITY
CONDOMINIUM ASSOCIATION, INC.

Rules and Regulations

1. As used herein the term "premises" includes the common elements; the buildings and structures on the Condominium property; and, the easement property.

2. Sidewalks, entrances, passages, courts, elevators, vestibules, stairways, corridors, and halls must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises.

3. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of the premises, without the prior written consent of the Association.

4. No awnings or other projections shall be attached to the outside walls of the building and no blinds, shades or screens shall be attached to or hung in or used in connection with a window or door of the premises without the prior written consent of the Association.

5. No baby carriages, velocipedes, or bicycles shall be allowed in the elevator or allowed to stand in the halls, passageways of courts of the premises.

6. Children shall not play in the public halls, stairways or elevators. Children under twelve years of age shall not be allowed in the pool area unless accompanied by an adult.

7. Garbage and trash shall be disposed of only by the use of the garbage disposal unit or by the use of receptacle supplied by the Association. Garbage and trash must be brought to the garbage receptacle supplied by the Association.

8. Servants and domestic help of the unit owner may not gather or lounge in the public areas of the building or grounds except if such help is serving as governesses, nurse or baby sitter, and, then, may accompany children to the pool area.

9. The Association may retain a pass key to each unit. No unit owner shall alter any lock or install a new lock or knocker on any door of his unit without the written consent of the Association, or the Association's agent. In case such consent is given, the unit owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to the unit.

10. No servants or employees of the Association shall be sent off the premises by any unit owner at any time for any purpose.