

SEAPORT CONDOMINIUM AT MARINA BAY
SCHEDULE A
RULES AND REGULATIONS

(Amended May 2017)

1. No use shall be made of the Common Elements except as permitted by the Board of Trustees.
2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without the prior written consent of the Board of Trustees.
3. Nothing shall be done or kept in the Common Elements which will increase the rate of insurance of the Condominium, or contents thereof, without the prior written consent of the Board of Trustees. No Unit Owner shall permit anything to be done, or kept in the Common Elements which will result in the cancellation of insurance on the Condominium, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.
4. Unit Owners shall not cause or permit anything to be placed on the outside walls or doors of the Condominium, and no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roofs, or any part thereof, or exposed on or at any window, without the prior consent of the Board of Trustees, unless expressly permitted by the Master Deed.
5. Unit Owners will not be allowed to put their names on the Building or the Common Elements except in the proper places designed by the Board of Trustees.
6. No offensive activity shall be carried on in the Common Elements, nor shall anything be done therein, either willingly or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, lessees, and licenses, nor permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.
7. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity of the Building or which would structurally change the Building without the prior written consent of the Board of Trustees.
8. No articles shall be hung out of a Unit or exposed on any part of the Common Elements. The Common Elements shall be kept free and clear of all rubbish, debris, and other unsightly materials.
9. Except in areas designated by the Board of Trustees, there shall be no parking of motor vehicles, on any part of the Common Elements and except for the exclusive parking rights of the Unit Owners.

10. "For Sale", "For Rent", "For Lease" signs or other window displays or advertising shall not be maintained or permitted in any part of the Condominium or in any Unit therein, except as expressly permitted by the Master Deed. The right is reserved by the Declarant or its agents, the place "For Sale", "For Rent" or "For Lease" signs on any unsold or unoccupied Units or on any part of the Common Elements of the Buildings.
11. Nothing shall be altered or constructed in or removed from the Common Elements except upon the written consent of the Board of Trustees.
12. The Common Elements shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Board of Trustees.
13. The agents of the Board of Trustees or the managing agent, and any contractor or workman authorized by the Board of Trustees or the managing agent, may enter any room or Unit in the Building at any reasonable hour of the day after notification (except in the case of emergency) for the purpose of inspecting such Unit and for the purpose of performing work.
14. Nothing shall be hung from the windows. The foregoing shall not, however, interfere with the right of the Unit Owners to select draperies and curtains for their Units. Garbage and refuse from the Units shall be disposed of only at such times and in such manner as the Board of Trustees may direct.
15. No repairing of automobiles shall take place within the Condominium, without the prior written consent of the Board of Trustees.
16. If any key or keys are entrusted by a Unit Owner or occupant, or by his agent, servant, employee, licensee, lessee or visitor, to an employee of the Board of Trustees, whether for such Unit or an automobile or other item of personal property, the acceptance of the key shall be at the sole risk of the such Unit Owner or occupant, and the Board of Trustees shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly, resulting therefrom or connected therewith.
17. The Board of Trustees, or its designated agent, shall retain a pass key to each Unit.
18. The use of Common Elements, by Unit Owners, as well as the safety and maintenance of all personal property of the Unit Owners kept in such areas and in the Units themselves, shall be the responsibility and the sole risk of the respective Unit Owners, and neither the Trustees, the Declarant, nor their respective agents, servants, employees, successors or assigns, shall bear any responsibility therefor.
19. Each Unit Owner assumes responsibility for his own safety and that of his guests, agents, servants, employees, licensees and lessees.
20. Pets may not be kept in any part of the Condominium.

21. No Unit shall be leased without the prior written consent of the Board of Trustees, which consent shall not be unreasonably withheld, conditioned or delayed. Leases shall require a minimum term of 30 days, or one month notice for at-will agreements. Short term rentals and transient lodging is prohibited.
22. Recreational use, cultivation or preparation of marijuana, or other drugs deemed illegal by state or federal law is prohibited within individual units and all Common Elements.
23. Any consent or approval given under the Rule and Regulations may be added to, amended, or repealed at any time by the Board of Trustees.
24. These Rules and Regulations may be amended from time to time as provided in the Trust.