

Section 8

Rules and Regulations

The original Bylaws contained a section of Rules and Regulations ("Rules"). Under the Condominium Act, there is no requirement that Rules be recorded. Therefore, I have removed the Rules from your Bylaws, updated them, and have provided them to you in a separate format. In order to use these Rules, you must hold a Board meeting and separately adopt these Rules. Because some of these rules pertain to the use of the units, they must be adopted with a fourteen (14) day notice mailed, hand delivered or electronically transmitted to all unit owners. In order to assist you with this, I have included a notice of the Board meeting along with the notice of the special members' meeting.

RULES AND REGULATIONS

CHATHAM C CONDOMINIUM ASSOCIATION, INC.

1. The sidewalk, entrances, passages, elevators, if applicable, vestibules, stairways, corridors, halls, and all of the common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any item, including but not limited to carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, tools, paintbrushes or any other object of a similar type and nature be placed, stored therein thereon, or under the staircases. Children shall not play or loiter in halls, stairways, elevators, or other public areas.

2. The personal property of all Unit Owners shall be stored within their Condominium units, or where applicable, in an assigned storage space.

3. No garbage cans, supplies, milk bottles, or other articles shall be placed in the halls, on the balconies, or on the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other article, be shaken or hung from any of the windows, doors, balconies, or exposed on any part of the common elements. Fire exits shall not be obstructed in any manner, and the common elements shall be kept free and clear of rubbish, debris, and other unsightly material.

4. No Unit Owners shall allow anything whatsoever to fall from the window, balcony or doors of the premises, nor shall ~~he~~ any person sweep or throw from the premises any dirty or other substance into any of the corridors, halls or balconies, elevators, ventilators, or elsewhere in the building or upon the grounds, including but not limited to cigarettes and cigarette butts.

5. Refuse and bagged garbage shall be deposited only in the area provided therefore.

~~6. NO UNIT OWNER SHALL STORE OR LEAVE BOATS, TRAILERS, TRUCKS, COMMERCIAL VEHICLES OR MOTORCYCLES ON THE CONDOMINIUM PROPERTY.~~

~~7~~ 6. Employees of the Association or Management Firm shall not be sent out of the building by any Unit Owner at any time for any purpose. No Unit Owner shall direct, supervise, or in any manner attempt to assert any control over the employees of the Management Firm or Association.

~~8~~ 7. ~~Servants or domestic~~ Maids, or other domestic help of the Unit Owners may not gather or lounge in the public areas of the building or grounds.

~~9~~ 8. The parking facilities shall be used in accordance with the provisions of the Declaration and the regulations adopted by the Board of Directors. No vehicle which

cannot operate on its own power shall remain on the Condominium premises for more than twenty-four hours, and no repair of vehicles shall be made on the Condominium premises. Except for fixing flat tires or replacing a dead battery, vehicle maintenance is not permitted on Condominium Property. Cars must be properly maintained so as not to leak oil on the driveway or parking areas. No vehicle belonging to a Unit Owner or tenant or to a Unit Owner's or tenant's' family members, guests, invitees or employees shall be parked in such a manner as to impede or prevent access to another parking space.

40 9. No Unit Owner shall make or permit any disturbing noises in the building or on the Condominium Property by himself, his family, ~~servants,~~ domestic help, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the Unit Owners. No Unit Owner shall play upon or suffer to be played upon, any musical instrument, or operate or suffer to be operated, electronic devices, including, but not limited to telephones, computers, tablet of "slate" computers, a phonographs, televisions, radios or sound amplifier, in or about his Unit, the Common Elements or Limited Common Elements, in such manner as to disturb or annoy other occupants of the Condominium. No Unit Owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

44 10. No installation of electronic equipment, including, but not limited to, radio or television installation, or other wiring, shall be made without the written consent of the Board of Directors. Except as permitted by applicable law, no antenna or aerial may be erected or installed on the roof or exterior walls of the building. Any such equipment installed without the written consent of the Board of Directors may be removed without notice at the cost of the Unit Owner for whose benefit the installation was made.

42 11. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on, or upon any part of the Condominium Unit or Condominium property or in or on any motor vehicle of a resident of the Condominium, which is visible from outside of the Condominium Unit or visible from outside of the motor vehicle (the exception being bumper stickers on motor vehicles) including but not limited to "For Sale" signs and signage from alarm companies providing service to the Unit. by any Unit Owner or occupant.

43 12. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the building without the written consent of the Board of Directors.

44 13. No blinds, shades, screens, decorative panels, windows or door covering shall be attached to or hung, or used in connection with any window or door in a Unit, in such a manner as to be visible to the outside of the building, without the written consent of the Board of Directors of the Association.

45 14. The Association may will retain a pass key to all Units. No Unit Owner or occupant shall alter any lock or install a new lock without the written consent of the Board of Directors of the Association. Where such consent is given, the Unit Owner shall provide

the Association with an additional key for use of the Association, pursuant to its rights of access to the Unit.

~~46~~ 15. Complaints regarding the service of the Condominium shall be made in writing to the Board of Directors of the Association.

~~47~~ 16. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit, except such as are required for normal household use.

~~48~~ 17. Payments of monthly assessments shall be made at the location designated by the Board of Directors from time to time. Payments made in the form of checks shall be made to the order of the Association. Payments of regular assessments are due on the 1st day of each month, and if such payments are ten (10) or more days late, same shall be subject to late charges, as provided in the Declaration of Condominium.

~~49~~ 18. Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by (a) – removing all furniture, plants and other objects from his screened porch prior to his departure; and (b) – designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage and furnishing the Association with the name of said firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.

~~20~~ 19. Food and beverage may not be consumed outside of a Unit except for such areas as are designated by the Board of Directors of the Association.

20. All pets shall be carried, in a cage or on a leash when outside of the Unit. If the pet is on a leash, the end of the leash must always be held in the hand of the person walking the pet and the pet must remain under the control of the owner or handler. Pets are not permitted to run freely while attached to a leash. The Unit Owner is fully responsible for any damage or injury caused by the pet. Unit Owners and/or those handling a pet on behalf of the Unit Owners must immediately clean up any and all solid waste products, seal them in a plastic bag and dispose of them in the Unit Owner's own garbage.

21. Feeding of any wild animals on the Condominium Property, including but not limited to ducks, squirrels, raccoons, and birds is strictly prohibited.