

GOODWIN STREET CONDOMINIUM

RULES AND REGULATIONS

1. Leasing of Units. Leasing of Units is subject to the following restrictions:
 - (a) Leases must be accordance with all City of Newport Zoning Ordinances.
 - (b) Leases must be in writing, on the standard form if one is prescribed by the association, and must be expressly subject to the provisions of the Declaration, Bylaws and Rules and Regulations attached as Exhibit "G" To Public Offering Statement of the Association.

- (c) The terms of the lease provide that it may be terminated by the Executive Board, after notice, if the lease violates the terms of the Declaration.

2. A Lessee may not be provided with hotel type services.
3. No more than two (2) persons per bedroom may occupy any Unit which is leased.
4. No individual bedroom may be leased, let out for hire, or licensed on any basis or for any term.
5. ~~A lessee may not have more than 4 unrelated persons residing in the unit.~~

6. Use of Units. Uses of each Unit and of the Common Elements are subject to the following Restrictions:

- (a) The Units in the Condominium (with the exception of any Units during the time period when they are being used by the Declarant as a model or sales office) are restricted to residential uses permitted under the applicable zoning and municipal regulations of the City of Newport and may not be used for any other purposes by the Unit Owner or any future Unit Owner. No Unit Owner shall permit his Unit to be used or occupied for any prohibited purpose.

- (b) No business activities of any nature shall be conducted in any Unit without the prior written approval of the Executive Board, ~~including allowable home based businesses in a residential unit by the City of Newport.~~ ~~_____~~ excepting allowable home based businesses and the letting of rooms in compliance with the Zoning Ordinance of the City of Newport.

EXHIBIT G TO PUBLIC OFFERING STATEMENT

(c) Unit Owners may not obstruct the Common Elements or store anything in the Common Elements without the prior written consent of the Executive Board.

(d) The Common Elements may be used only for the benefit or enjoyment of the Unit Owners and the occupants of all Units. No Unit Owner may carry on any practice, or permit any practice to be carried on, which unreasonably interferes with the quiet enjoyment of the occupants of any other Unit.

(e) Unit Owners are prohibited from placing any garbage anywhere in the Property other than in their own Units or such parts of the Common Elements as are designated for that purpose by the Executive Board.

(f) No Unit may be used in a manner which increases the fire insurance premiums for the Property without the prior written permission of the Executive Board, nor may any Unit be used in a manner which violates any law or which may reasonable be expected to lead to the cancellation of any hazard insurance policy on the Property.

(g) No Unit Owner other than the Declarant may erect any sign on or in his or her Unit, or on or in any Limited Common Element which is visible from outside his or her Unit or from the Common Elements, without prior written permission of the Executive Board, with the exception of a sign pertaining to the sale of said property.

(h) Unit Owners may not install, remove, reconstruct or repair electrical fixtures, wiring and outlets, signal transmission lines, heating or air-conditioning equipment, or any ventilation or exhaust ducts or related equipment, any part of which is located within any interior partition of a Unit, within the ceiling above a Unit, or protrudes through any window serving the Unit without the prior written approval of the Executive Board.

(i) No household pets except one dog weighing less than thirty (30) pounds or one two cats may be kept by a Unit Owner without the prior written consent of the Executive Board and only so long as the behavior of the pet does not unreasonably disturb the quiet enjoyment of the occupants of any other Unit. All permitted pets must be confined or leashed by the owner of said pets, and each pet owner shall be responsible for cleaning up after his or her pet(s).

(j) Unit Owners are responsible for maintaining their individual Units in good order and repair at their own expense. The responsibilities of the Unit Owner for cleaning, maintenance and repair include the cleanliness of any Limited Common Element serving the Unit.

EXHIBIT G TO PUBLIC OFFERING STATEMENT

(k) No noxious or offensive activity shall be carried on in any unit or in the Common Elements; nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants.

(l) There shall be no parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs on any part of the Common Elements and any baby carriages, playpens, ~~lawn furniture~~, bicycles, toys, scooters or similar articles placed or found in the Common Areas may be removed by the Board of Directors at any time from such Common Elements, and if not claimed within two (2) weeks, all such property will be disposed of.

(m) Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance for the Property or any portion thereof, applicable for residential use, without the prior written consent of the Board of Directors. No unit owner shall permit anything to be done or kept in his Unit or in the Common Elements, which will result in the cancellation of insurance on the property or any part thereof, or which would be a violation of any law. No waste shall be committed in the Common Elements.

(n) Without the prior consent of the Board of Directors, (a) Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of any building; (b) no sign, awning, canopy, shutter or radio or television antenna shall be affixed or placed upon the exterior walls or doors, roof or any part thereof, or exposed on or at any window, with the exception of a sign pertaining to the sale of said property; and (c) no clothes shall be hung outside a Unit.

(o) Unit Owners shall not paint, stain or otherwise change the color or texture of any exterior portion or roof of any of the Buildings.

(p) Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.