

THE FALLS CONDOMINIUMS RULES AND REGULATIONS

1. Quiet hours are from 10:00 p.m. to 8:00 a.m. Sunday through Thursday, and 12:00 midnight to 8:00 a.m. Friday and Saturday.
2. Each homeowner shall help keep the complex clean by placing trash into the proper receptacle.
3. Neither fireworks nor firearms are to be discharged anywhere on the property at any time.
4. Only gas or electric grills are to be used on unit decks and/or around the building. Charcoal grills are not allowed on any decks of the buildings. Charcoal grills are permitted only on the grounds away from the buildings. Charcoal grills should not be stored in the buildings at any time.
5. Bicycles, roller skates, roller blades and skateboards are not allowed on the boardwalks, docks or the parking garage at any time.
6. Recreational vehicles, campers and boat trailers are prohibited from parking anywhere on the property.
7. Pets are not allowed in either swimming pool area.
8. Pets must be kept on a leash and under control at all times. Homeowners are to clean up their pet's waste from the grounds.
9. No clothing or towels shall be hung, dried or aired in such a way in any unit as to be visible outside of the unit.
10. No alterations or additions to the common elements or limited common elements are allowed without first obtaining prior written consent of the Executive Board.
11. All rental units shall be registered with the management company.
12. "For Sale" signs by realtors are not to be posted at the complex, except by the developer. A homeowner may place one "For Rent" sign with a telephone number, only, the sign is to be no larger than 18" x 24".
13. Do not abuse the elevators.
14. Hot tubs located on lakeside decks are not to be operated during the "quiet hours" period outlined in Rule #1 above. To ensure this rule is communicated to renters or owner's guests, the owner shall post a sign outlining this rule near the hot tub.
15. The Association, for the purpose of protecting the property interest and preventing water damage to the common elements and the individual Units, requires that each Owner weatherize their Unit by:
 - a. Discontinuing water service when the Unit is unoccupied by shutting off the main water valve to the unit; turning "off" the ice-maker; and turning to "off" position the electric power supply to the hot water heater.

- b. Setting the thermostat controlling the heating system for the Unit at a setting of not less than fifty-five (55) degrees Fahrenheit.

Damages that may occur to the common elements and/or individual Units as a result of a Unit Owner's failure or negligence in re-weathering said Unit after the completion of such Unit Owner's stay, shall remain the personal liability of said Unit Owner and such Unit Owner's insurer.

This Rule is applicable to Unit Owners and/or their guests, servants, tenants, family members, guests, customers, invitees and licensees.

DOCK RULES AND REGULATIONS

1. Docks are private and are to be used by homeowners and guests only.
2. Children 10 years and under must be accompanied by an adult and must wear appropriate flotation devices at all times.
3. Slips are private. Do not use a slip without permission. Be courteous and respect the rights of other homeowners.
4. Homeowners shall advise the management company if they allow someone to use their slip for a period of longer than one day.
5. No running, horseplay, bicycles, skateboards, roller blades or skates are allowed on the docks.
6. No diving or jumping from the roofs of the docks.
7. Place all trash in the appropriate trash receptacles and keep your slip area clean. Place all garbage into the trash dumpsters.
8. Keep center walkways clear. Boats may not encroach more than one foot onto the center walkway.
9. No flammable liquids are to be stored on the docks at any time.
10. Quiet hours are from 10:00 p.m. to 8:00 a.m. Sunday through Thursday; 12:00 midnight to 8:00 a.m. Friday and Saturday.
11. Any boat hoist to be installed on the boat docks must first receive the approval of the Executive Board. All boat hoists must be in good condition and properly maintained at all times.
12. All powered watercraft must be operated at idle speed when within 100 feet of any dock.
13. No open flame or charcoal grills are allowed on the boat docks.

POOL RULES AND REGULATIONS

1. Children under the age of 10 years must be accompanied by an adult at all times when in or around the pool.
2. Glass containers are not allowed in the pool area.
3. Pool furniture is not to be removed from the pool area for any reason.
4. Bicycles, skateboards, roller blades and skates are not allowed in the pool area.
5. Do not feed the ducks in the pool area.
6. Pool hours are from 8:00 a.m. to 10:00 p.m.

RULES AND REGULATIONS FOR THE FALLS CONDOMINIUMS

(as contained in Association Declarations)

1. No part of the Condominium may be used for purposes other than housing, recreation, and the related common purposes for which the Condominium was designed.
2. The Common Elements shall be used only by the Owners and their agents, servants, tenants, family members, customers, invitees and licensees for access, ingress to and egress from the respective Units and for other purposes incidental to uses of the Units.
3. The use, maintenance and operation of the Common Elements shall not be obstructed, damaged or unreasonably interfered with by any Owner.
4. Nothing shall be stored in the Common Elements without prior written consent of the Executive Board or Manager.
5. Nothing shall be done or kept in any Unit or in the Common Elements, which will increase the rate of insurance for the Condominium, without the prior written consent of the Executive Board. No Owner shall permit anything to be done or kept in his Unit, or any part of the Common Elements or which, will be in violation of any law.
6. No waste shall be committed in or on the Common Elements.
7. No sign or display of any kind shall be displayed to the public view on or from any Unit or Common Elements without the prior written consent of the Executive Board or Manager.

8. No noxious or offensive activity shall be carried on, in or upon the condominium, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any other Owner. No loud noises or noxious odors shall be permitted in the Condominium and the Executive Board shall have the right to determine in accordance with the By-Laws, if any such noise, odor or activity constitutes a nuisance. Without limiting the generality of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, large power equipment or large power tools, shall be located, used or placed on any portion of the Condominiums or exposed to the view of other Owners without the prior written approval of the Executive Board.
9. Except as expressly provided hereinabove, nothing shall be altered or constructed in or removed from the Common Elements without the prior written consent of the Executive Board. Nothing shall be done to alter or change the exterior appearance of any Building without the prior written consent of the Executive Board. In all cases, the Executive Board may grant consent subject to compliance with such terms and conditions and it shall deem appropriate and consistent with the purposes of the Condominium.
10. No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuildings shall be permitted on the Condominium at any time temporarily or permanently, except with the prior written consent of the Executive Board; provided, however, that temporary structures may be erected for use in connection with the repair or rebuilding of the Buildings or any portion thereof.
11. No rubbish, trash or garbage or other waste material shall be kept or permitted upon any Unit or the Common Elements, except in sanitary containers located in appropriate areas screened and concealed from view, and no odor shall be permitted to arise therefrom so as to render the Condominium or any portion thereof unsanitary, unsightly, offensive or detrimental to any Owner or Owners. There shall be no exterior fires whatsoever except barbecue fires contained within barbecue receptacles designed in such a manner that no fire hazard is created. No clothing or household fabrics shall be hung, dried or aired in such a way in the Condominium as to be visible to other Owners. No lumber, grass, shrub or tree clippings, plant waste, metals, bulk material, scrap, refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Condominium, except within an enclosed structure or if appropriately screened from view.

12. No Owner shall park, store or keep any vehicle, except wholly within the parking space designated therefore, and any inoperable vehicle shall not be stored in a parking space or within the Common Elements in general. No Owner shall park, store or keep within or adjacent to the Condominium any commercial type vehicle deemed to be a nuisance by the Executive Board. No Owner shall conduct major repairs or major restorations of any motor vehicle, boat, trailer, aircraft or other vehicle upon any portion of the Condominium. Parking spaces shall be used for parking purposes only.
13. Except within Units, no planting, transplanting, or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon the Condominium, except as provided by the Executive Board.
14. Motorcycles, motorbikes, motor scooters or other similar vehicles shall not be operated within the Property except for the purpose of transportation directly from a parking space to a point outside the Condominium, or from a point outside the Condominium directly to a parking space.
15. No animals of any kind shall be raised, bred or kept in any Unit or Common Element; provided however that dogs, cats, fish and birds may be kept in Units subject to the rules and regulations adopted by the Association, provided they are not kept, bred or maintained for commercial purposes or in unreasonable quantities. As used in these Rules, "unreasonable quantities" shall ordinarily mean more than two dogs, cats or birds per household; provided however, the Association may determine a reasonable number in any instance to be more or less, and the Association may limit the size and weight of any household pets allowed. The Association, acting through the Executive Board, shall have the right to prohibit maintenance of any animal, which constitutes in the opinion of the Executive Board, a nuisance or hazard or menace to any other Owner. Animals belonging to Owners or their licensees, tenants or invitees within the condominium must be kept either within the Unit, or, if the animal is taken outside, on a leash being held by a person capable of controlling the animal. Should any animal belonging to an Owner be found unattended and not being held on a leash by a person capable of controlling the animal, such animal may be removed by the Association or the Manager and taken to a pound or comparable animal shelter. Furthermore, any Owner shall be strictly liable to each and every other Owner, their families, guests, tenants and invitees for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Condominium by an Owner or members of his family, his tenants or his guests; and it shall be the absolute duty

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- and responsibility of each such Owner to clean up after such pets which have used any portion of the Common Elements.
16. Every lease of a Unit or any portion thereof shall be in writing, and a copy of such lease, as and when executed, shall be furnished to the Executive Board. Every such lease shall provide that the lessee shall be bound by and subject to all of the obligations, under the Declaration, the Articles of Incorporation and the By-Laws, of the Owner making such lease and failure to perform any such obligation shall be a default under such lease. The Owner making such lease shall not be relieved, thereby from any said obligations.
 17. Nothing shall be done by anyone to interfere with security systems of the Condominium.
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