

RULES OF
CHARTER PLACE CONDOMINIUM
UNIT OWNER'S ASSOCIATION

Effective date: March 5, 2024

These rules apply to each unit, each unit owner, and the Condominium. Wherever the word "premises" is used, it shall mean the entire condominium, including units, common area and limited common area.

- [1] No unregistered vehicle shall be kept on the premises. Unregistered vehicles may be towed at the joint and several expense of the vehicle owner and the owner of the Unit associated with the vehicle.
- [2] No vehicle, trailer or other personal property shall be placed in front of a Unit's garage door.
- [3] No vehicles may be repaired on the Condominium property no motorcycle may be "revved up" for an extended time period which unreasonably annoys or disrupts the quiet enjoyment of the other tenants.
- [4] No illegal business or activity shall be conducted out of the Units or on the premises.
- [5] No selling of any vehicles or any personal property (unless otherwise specified) or other items, no business activity that causes excessive traffic, noise, deliveries, and no parking that negatively affects the limited common area of Unit Owners shall be permitted.
- [6] Other than barbecue grills in the back yard of the unit, appropriate containers for plants and outdoor furniture on porches, decks and patios, and registered vehicles parked in a units designated parking space, no personal property owned by a Unit owner, or its family, guests or invitees may be left outside overnight.
- [7] No activity shall be conducted which would reasonably be expected to disturb the other unit owners, or which in fact does unreasonably disturb the other unit owners, including, but not limited to, loud noises after 10:00 p.m. on weekdays, and after 1:00 a.m. on weekends is allowed.
- [8] Trash and refuse shall be kept in covered trashcans at all times and placed at locations required or made available for removal by the Town of Exeter, or by the Association, as may be applicable.
- [9] Unless otherwise allowed by the Declaration and Bylaws, no improvements or changes including, but not limited to wall or window air conditioning units, paint or

siding color, architectural design, landscaping (including on limited common area), fences, outbuildings, gardens, etc., shall be made without the prior, written permission of the Board of Directors of the Unit Owners Association of the Condominium.

[10] All dog (or other pet) fouling must be *immediately* picked up and removed by the owner of the dog or other pet.

[11] Vehicles of one unit owner, and its family, guests or invitees may not block access to any other unit.

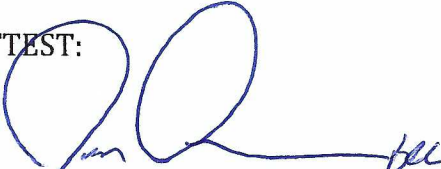
[12] Unit owners shall be fully responsible for the actions or inactions of their family members, guests and/or tenants and a violation of the Rules and Declaration by them shall be construed as a violation by the Unit owner.

[13] A speed limit of 15 miles per hour shall be in effect at all times.

[14] Use of any outdoor grill must be at least 10 feet from structure. "Structure" includes the building in which the Unit is located, as well as wooden decks and porches, if any, which are attached to the outside of the Unit.

These rules, as stated, were made effective at Board of Directors Meeting of the Association, after proper notice and vote, at meeting held on March 5, 2024

ATTEST:



Name: _____, Secretary

Date: March 5, 2024

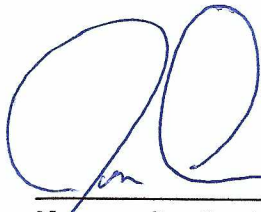
**MEMORANDUM OF MEETING of
THE UNIT OWNER'S ASSOCIATION BOARD OF DIRECTORS OF

CHARTER
PLACE CONDOMINIUM UNIT OWNER'S ASSOCIATION**

At a duly noticed meeting, held on the 5th day of March, 2024, at which any defects in notice, if any, were waived, and at which all of the Directors were represented, in person, by proxy, or by written consent, it was unanimously voted:

RESOLVED: The RULES of CHARTER PLACE CONDOMINIUM UNIT OWNER'S ASSOCIATION, made effective March, 2024 were approved, thereby supplanting any previously approved rules.

ATTEST:



DATE: March 5, 2024

Name: Jon Lariviere

Title: President of the Board of Directors of the Unit Owner's Association
of CHARTER PLACE CONDOMINIUM UNIT OWNER'S ASSOCIATION