

THE TOWNHOMES ON MAIN CONDOMINIUM

RULES AND REGULATIONS

(as of October 27, 2020)

Pursuant to the Declaration and Bylaws of The Townhomes on Main Condominium Unit Owners Association and to assist the Condominium in providing for congenial occupancy, and the protection of the value of the Units, it is necessary that the Board of Directors have the right and authority to exercise reasonable control over the use of the Units. Violation of the following enumerated prohibitions shall not be permitted, and the Board of Directors is hereby authorized to adopt the following rules and take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the violator:

1. No one shall unreasonably obstruct any part of the Common Areas or Facilities, except as allowed in the Exclusive Use Area. There shall be no obstruction or blocking of the access and utility easement that provides access to the Units. Unit Owners shall be responsible for any such obstruction by members of their household, their lessees and guests.
2. No advertisements, signs, or posters of any kind shall be posted in or on the Units or Property except as authorized by the Board. This restriction shall not apply to advertisements, signs, or posters utilized by the Declarant, or its agents, in selling or renting the Units.
3. No clothing, laundry, rugs, or other objects shall be hung, shaken, or thrown from any window or exterior portion of a Unit or otherwise left or placed in such a way to be exposed to public view. All refuse and trash shall be placed in locations specifically designated by the Board, and no garbage or trash shall be permitted to remain in public view.
4. Each Owner shall be responsible for performing the normal maintenance for any Limited Common Area which is appurtenant to his Unit, including keeping it in a clean and sanitary condition and free and clear of snow, ice, and any accumulation of water, and shall make, at his own expense, all repairs thereto, beyond normal maintenance, caused or necessitated by his negligence, misuse, or neglect.
5. No animals, livestock, or poultry, except two (2) domesticated household pets, consisting of dogs or cats, shall be kept anywhere within the Condominium. Fish aquariums not in excess of twenty (20) gallons and nor more than two (2) birds weighing less than ten (10) pounds each and which are kept in cages are exempt. Dogs shall be under the control of their owners at all times and shall not be allowed to run loose (except in the presence and control of the owner). Dogs which are persistently allowed to run loose or to soil the Common Area may be ordered to be removed by the Board of Directors. The Owner of a Unit where a pet is kept or maintained shall be responsible and may be assessed by the Board of Directors for all damages to the Property resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the Rules prescribed or to be prescribed by the Board of Directors for the control and regulation of pets in the Condominium and each such Owner shall be deemed to indemnify and hold the Board harmless against such loss or liability resulting from said pet.

6. No nuisance shall be allowed on the Property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the Condominium by others. Without limiting the foregoing, no Owner, tenant, occupant, or their guests shall play music or otherwise create noise anywhere within the Condominium, which disturbs any other Owner, tenant, or occupant.

7. No Owner, tenant, or guest shall allow the installation of wiring for electrical or telephone use, television antennae, air conditioning unit, or other machine or equipment, which protrudes through the wall or the roof of any building or is otherwise visible on the exterior of a building except as presently installed or as authorized by the Board, subject, however, to Section 207 of the Telecommunications Act of 1996, which directed the Federal Communications Commission to enact regulations to prohibit restrictions that impair a viewer's ability to receive video programming through devices designed for over-the-air reception of direct broadcast satellite ("DBS") service, multichannel multipoint distribution services ("MMDS" or "wireless cable"), or television broadcast signals.

8. No Unit or Common Area of the Condominium may be used for any unlawful, immoral, or improper purpose.

9. Nothing shall be altered or constructed in or removed from the Common Area.

10. Nothing shall be done in any Unit or in, on or to the Common Area which may impair the structural integrity of the Property, or which would structurally change a building or improvements thereon except as provided in the Declaration or these Bylaws. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.

11. No one shall place or cause to be placed in any or driveway, parking area or other Common Area any RV's, bicycles, furniture, packages or objects of any kind. These areas shall be used only for normal transit through them (or, where appropriate, vehicular parking in them).

12. No Owner, tenant, or guest shall direct or engage any employee of the Condominium on any private business, nor shall he direct, supervise, or in any manner attempt to assert control over any such employee.

13. No activity shall be done or maintained in any Unit or upon any Common Area which will increase the rate of insurance on any Unit or the Common Area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors. No waste shall be committed in the Common Area.

14. In the use of the Units and the Common Area of the Condominium, Owners shall obey and abide by all valid laws, ordinances, and zoning and other governmental regulations affecting the same and all applicable Rules adopted by the Board. The Common Area shall be used only for the furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the Units.

15. Each Unit shall be entitled to maintain not more than two (2) vehicles within the Condominium. No service, repairs, or other maintenance shall be performed upon any such automobile or truck within any Common Area or Limited Common Area. Only regular vehicles, properly registered for highway use and driven by a licensed operator, shall be allowed to travel in the Condominium. No "all terrain" vehicles such as dirt bikes or snowmobiles, shall be operated within the Condominium or be considered regular vehicles. Light trucks with a cargo capacity of one ton or less shall be considered regular vehicles. Properly registered mopeds shall also be considered regular vehicles. There shall be no storage or parking of boats, trailers, motor homes, campers, or all-terrain vehicles.

16. Owners shall be entitled to rent or lease their Unit under the terms of Article IX, Section 2 of the By-Laws. The Board may adopt additional Rules, pursuant to Article V, Section 10 of the By-Laws, to govern the leasing of Units, including Rules requiring deposits to pay the cost of any damage to the Condominium. None of the Units shall be used for any so-called time-sharing program or purpose, including without limitation, so-called time span ownership, interval ownership, Airbnb; VRBO, HomeAway, ThirdHome, or a time-sharing license or lease program.

17. No playground equipment, swing sets, sandboxes, basketball backboards, slides, or climbing towers shall be placed, installed or erected within any Common Area or elsewhere within the Condominium.

18. Cooking Equipment, lawn furniture, bicycles, children's wheeled vehicles and toys, and any other personal articles and equipment shall not be left in conspicuous locations outside a living unit, including decks and/or balconies. When these items are used outside, they shall be maintained and located in such a manner as to meet the aesthetic standards of the Association, as established by the Board.

19. Paper, cans, bottles, cigarette butts and other trash are to be deposited only in appropriate containers, and under no circumstances are such items to be dropped or left on the ground, or left on or under decks or on other Common Area.

20. All vehicles shall obey posted Speed Limits for the Condominium.

21. No grill with a flame and no smoker shall be used on any deck or patio. No grill with a flame and no smoker shall be used within ten (10) feet of a structure.

22. No smoking is permitted in the Common Areas and Facilities.