

COMMODORE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS As of 7/17/2017

The following rules and regulations together with such additional rules and regulations as may hereafter be adopted by the Association, shall govern the use of the Property comprising the Commodore Condominiums (the "Condominium") and the conduct of all unit owners, tenants, invitees, guests, and/or occupants thereof.

1. The courtyard, balcony, foyers, hallways, entrances and stairways of the Building shall not be obstructed or used for any purpose other than ingress and egress from the Units, with the exceptions of those balconies designated as Limited Common Elements on the Building Plan.
2. No exterior of any Unit or the windows thereof or any other portions of the Common Elements of the Condominium shall be painted or decorated by any Unit Owner or tenant in any manner without prior written consent of the Association.
3. No bicycles, motorcycles, furniture, equipment or any person's personal property shall be placed in the courtyard, entrances, hallways, stairways or other Common Elements, except in specifically designated areas.
4. No Unit Owner or tenant shall make or permit any noise or objectionable odor that will disturb or annoy the occupants of any other Unit or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Unit Owners, their tenants, clients, invitees, customers, clients, invitees, customers, clients, patients or guests.
5. Not more than two dogs or two cats and no other animal shall be kept in any Unit. No dogs shall be allowed that weigh in excess of fifty (50) pounds (whether initially or after full growth). No cat or combination (2) of cats shall weigh in excess of thirty (30) pounds. Any Unit Owner having a pet must comply with the pet policy established by the Association now or hereafter. All pets shall be restrained or on a leash while in any of the Common Areas. No pets shall use the Common Areas for urinating or defecating. All pets must be curbed.
6. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, any dirt or other substance.

7. No shades, awnings, window guards, ventilators or fans shall be used in or about the Building or Common Elements except such as shall have been approved in writing by the Association.
8. No sign, notice, lettering or advertisement shall be inscribed or exposed on or at any window, door or other part of the Building except such as shall have been approved in writing by the Association.
9. All garbage and refuse from the Building shall be deposited with care in receptacles and/or trash shuts or bins intended for such purpose only at such times and in such manner as the Association may direct.
10. Water closets and other water apparatus in the Building shall not be used for any purposes other than those for which they were constructed nor shall any sweepings, rubbish, rags, papers, ashes or any other articles be thrown in the same. Any damage resulting from misuse of any water closet or other apparatus shall be paid for by the Unit Owner causing such damage.
11. No Unit Owner shall engage any employee of the Association for any private business of the Unit Owner without prior written consent of the Association.
12. No radio or television aerial of any type shall be attached or hung from the exterior of the Buildings without written approval of the Association.
13. The Agents of the Association or the agents of the Manager, if applicable, appointed by it and any contractor or workman authorized by the Association or the Manager, if applicable, may enter any Unit at any reasonable hour of the day for any purpose permitted under the terms of the Declaration or these Rules and Regulations.
14. The Association and the Manager shall retain a pass key to each Unit. No Unit Owner shall install any lock on any door leading into his Unit without the prior consent of the Board. If such consent is given, the Unit Owner shall provide the Association with a key for use by the Association or the Manager, if applicable.
15. No Unit Owner, tenant, visitor, guest, agent or contractor of a Unit Owner shall be allowed on any portion of the roof.
16. All damage to the Building or Common Elements caused by the moving or carrying of any article therein shall be paid by the Unit Owner responsible for the presence of such article.
17. No Unit Owner shall interfere in any manner with any portion of the heating, air-conditioning, plumbing or lighting apparatus which are part of the Common Elements and not part of the Unit Owner's unit.
18. No Unit Owner shall use or permit to be brought into the Building any inflammable oils or fluids or other materials or articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of the Association or the Manager, if applicable

19. The Unit Owners shall not be allowed to put their names on any entry to the Building or entrance to any Unit except in the proper places provided by the Association for such purpose.
20. The Unit Owners shall keep the interiors of their Units cleaned and free from obstructions. The Association and Manager, if applicable, assume no liability for loss or damage to articles stored or placed in the Building.
21. Any damage to the Building or equipment caused by a Unit Owner or such Owner's tenants or employees, guests, invitees, or agents shall be repaired at the expense of the Unit Owner.
22. Unit Owners shall be held responsible for the actions of their tenants, employees, agents, guests, clients or invitees.
23. Complaints regarding the operation and management of the Building and grounds or regarding the actions of other Unit Owners shall be made in writing to the Association or to the Manager, if applicable.
24. Supplies, goods and packages of every kind are to be delivered in such manner as the Association may prescribe and the Association shall not be responsible for the loss or damage of any such property, notwithstanding such loss or damage that may occur through the carelessness or negligence of the employees of the Condominium.
25. No Unit shall be used or occupied in such manner as to obstruct or interfere with the enjoyment of occupants of other Units, nor shall any nuisance or illegal activity be committed or permitted to occur in or about any Unit or upon any part of the Common Elements of the Condominium.
26. No part of the Common Elements shall be obstructed so as to interfere with its use for the purposes hereinabove recited, nor shall any part of the Common Elements be used for general storage purposes after the completion of the construction of the Units by the Declarant, nor shall anything done thereon in any manner which shall increase the rate of hazard and liability insurance covering said area and improvements situated thereon.
27. The fitness center set forth on the Building Plan shall be utilized in accordance with the policies established by the Association.
28. These Rules may be added to, or repealed at any time by the Association in the manner set forth in the By-Laws.
29. A Unit Owner desiring to lease a Unit shall provide prior written notification to the Board by email at commodorecondos@gmail.com fourteen (14) days prior to any move-in by any proposed tenant. Any lease, assignment of lease, or sublease not authorized pursuant to the terms of Article VIII Leases and Conveyances of the Act of Declaration shall be void and have no effect unless subsequently approved by the Association.

30. Any new Unit purchase, lease, assignment of lease, or sublease shall include a provision requiring the Unit Owner to pay to The Commodore Condominiums Homeowners Association, Inc. at its designated location a \$150 move-in fee for unfurnished Units, or \$75 move-in fee for furnished Units, before the Owner or proposed tenant occupies the premises. This assessment shall be deposited into the Commodore Condominium Operating Account. Any Unit Owner who fails to pay the move-in fee or who fails to notify the Board shall be assessed a \$300 penalty for noncompliance. This penalty shall be deposited into the Commodore Condominium Capital Reserve Account.