

8.8. Any Owner who rents a Unit is jointly and severally liable with the Owner's Tenant to the Association for any and all losses, liability, damages, expenses, attorneys' fees and/or costs incurred by the Association in connection with any act and/or omission by the Tenant.

9. GENERAL CONDUCT IN EXTERIOR AREAS, COMMON ELEMENT AND LIMITED COMMON ELEMENT AREAS

9.1. The Lobby, Swimming Pool, Pool Deck Area, and grounds are Common Areas of the Condominium. Residents are asked not to make any additions or changes to these areas without the express consent of the Resident Manager.

9.2. Signs of any personal nature are prohibited in the Common Areas, including but not limited to elevators, except as may be permitted by law or by the Board. The Board may provide places for signs, such as bulletin boards, that may be used with the prior approval of the Resident Manager.

9.3. Addition, removal, relocation or alteration of furniture, fixtures, furnishings and equipment located in the Common Areas is prohibited without permission of the Resident Manager.

9.4. No items or personal property, including charitable donations and bulky items, shall be left, placed, stored or permitted to remain in any Common Area. See Section 14 regarding the disposal of bulky items.

9.5. Large carts and commercial shopping carts from nearby stores or markets are prohibited in the building and on the grounds. Removal of shopping carts from stores and markets is prohibited by law. Personal aluminum fold-up carts with rubberized wheels and dimensions measuring less than 2' x 2' x 3' are permitted.

9.6. Bicycle riding, roller-skating, skateboard riding, and riding on any battery operated or motorized conveyances are prohibited in all Common Areas of the Condominium.

9.7. Bicycles are allowed on the parking areas and driveways for the sole purpose of entering and leaving the building.

9.8. [reserved]

9.9. Loitering is not permitted on the Common Areas and grounds of the Holiday Manor.

9.10. Electrical and plumbing systems are Common Elements. Any person who misuses, abuses or tampers with such systems shall be liable for all consequences of such conduct. Placing anything inappropriate into the plumbing system (such as hair, rubbish, dental floss, dirt, paper or debris of any kind) is prohibited. Likewise, use of any appliance or thing, which places an excessive load on the electrical system or doing anything that causes the electrical system to malfunction, is prohibited. The Resident Manager shall be granted access to any effected Apartment where any electrical breaker "trips" or turns off electrical service to the Apartment more than two times during a 30 day period.

9.11. Nothing shall be allowed, done or kept in any Unit or on the Common Areas that would overload or impair the floors, walls or roofs thereof, or cause any increase in the ordinary premium rates or the cancellation or invalidation of any insurance maintained by the Association.

9.12. Residents shall immediately report any damage to Holiday Manor's furniture, fixtures and equipment, or injuries or accidents sustained by persons on the premises, to the Resident Manager.

9.13. Vandalism, trespassing, and any other misconduct or unlawful activities, including suspected burglary, tampering with door locks or windows, anywhere in the Condominium, must be reported to the Resident Manager immediately.

9.14. Where an Owner's Guests, Tenants or Tenants' Guests are involved in problems at the Condominium, the Owner is responsible for resolving, and upon notification by the Resident Manager, abating all such problems, including non-compliance with these House Rules.