

SOUTH FOREST SERVICE CENTER CONDOMINIUMS

RULES AND REGULATIONS

1. Access and Building Security. Access to the building and/or to the halls, corridors or stairways in the building may be restricted and access shall be gained by use of a key to the outside doors of the building. Upon entry to or exit from the building on weekends, or after normal business hours, the exterior building doors and Unit entry door(s) should be kept locked at all times to assist in security. Problems in building and Unit security should be directed to the proper governmental authorities and Board. The Board may from time to time establish additional security controls for the purpose of regulating access to the building. Unit Owners and Occupants shall abide by all such security regulations so established.
2. Protecting the Property. Before leaving their Units unattended, Unit Owners and Occupants shall close and securely lock all doors or other means of entry to their Unit and the building and shut off all utilities in the Unit. Provided that, Unit Owners and Occupants shall keep their Unit sufficiently heated to prevent freezing of water in pipes and fixtures.
3. Additional Locks. Unit Owners or Occupants shall not attach or permit to be attached additional locks or similar devices to any door or window, change existing locks or the mechanism thereof.
4. Compliance with Laws. Unit Owners and Occupants shall comply with all applicable laws, ordinances, governmental orders or regulations and applicable orders or directions from any public office or body having jurisdiction, whether now existing or hereinafter enacted with respect to the Property, the building, or their Unit and the use or occupancy thereof. Unit Owners or Occupants shall not make or permit any use of the Property, the building, or their Unit which directly or indirectly is forbidden by law, ordinance, governmental regulations or order or direction of applicable public authority, or which may be dangerous to person or property.
5. Hazardous Materials. No Unit Owner or Occupant shall use or permit to be brought into the Property, the building, or their Unit any non-standard flammable oils or fluids, or any explosive or other articles deemed hazardous to persons or property, or do or permit to be done any act or thing which will invalidate or which if brought in would be in conflict with any insurance policy covering the building or its operation, or the Property, or any part thereof, and will not do or permit to be done anything in or upon the Property, or bring or keep anything therein, which shall not comply with all rules, orders, regulations or requirements of any organization, bureaus, department or body having jurisdiction with respect thereto (and Unit Owners or Occupants shall at all times comply with all such rules, orders, regulations or requirements), or which shall increase the rate of insurance on the building, its appurtenances, contents or operation.
6. Fire and Safety. Unit Owners and Occupants shall install such fire extinguishers and other safety equipment as the Board may require and to comply with the recommendations of the Condominium's insurance carriers and their rate making bodies.
7. Nuisances and Certain Other Prohibited Uses. Unit Owners or Occupants shall not (a) install any internal combustion engine, boiler, machinery, refrigerating, heating or air conditioning apparatus in or about their Unit; (b) engage in any mechanical business, utilize any article, or engage in any service in or about their Unit or building, except those ordinarily embraced within the permitted use of their Unit specified in the Declaration; (c) use their Unit for housing, lodging or sleeping purposes; (d) permit preparation or warming of food in the Unit or permit food to be brought into their Unit for consumption

therein (warming of coffee and individual lunches of Occupants and their employees excepted) except by express permission of the Board; (e) place any radio or television antennae on the roof or on or in any part of the inside or outside of the building other than the inside of their Unit; (f) use any illumination or power for the operation of any equipment or device other than electricity; (g) operate any electrical device from which may emanate electrical waves which may interfere with or impair radio or television broadcasting or reception from or in the building or elsewhere; (h) bring or permit to be in the building any bicycle or any other vehicle, or dog (except in the company of a blind person) or other animal or bird; (i) make or permit any objectionable noise or odor to emanate from their Unit; (j) disturb, solicit or canvass any occupant of the building; (k) do anything in or about their Unit tending to create or maintain a nuisance or do any act tending to injure the reputation of the building or the Condominium.

8. Intoxication. The Board reserves the right to exclude or expel from the building any person who, in the judgment of the Board, is intoxicated or under the influence of liquor or illicit drugs, or who shall in any manner do any act in violation of any of these rules and regulations.

9. Defacing Units. Unit Owners or Occupants shall not place anything or allow anything to be placed in their Unit or the building near the glass of any door, partition, wall or window which may be unsightly from the outside their Unit or the building. Unit Owners or Occupants shall not place or permit to be placed any article of any kind on any window ledge or on the exterior walls, blinds, shades, awnings, or other forms of inside or outside window ventilators or similar devices shall not be placed in or about the outside windows in their Unit or the building except to the extent that the character, shape, color material and make thereof is approved by the Board.

10. Large Articles. Furniture, freight and other large or heavy articles may be brought into the building only at the sole responsibility of the Unit Owner or Occupant bringing such articles into the building. All damage done to the building, its furnishings, fixtures or equipment by moving or maintaining such furniture, freight or articles shall be repaired at the expense of the Unit Owner or Occupant.

11. Obstruction of Common Areas. Unit Owners or Occupants shall not, whether temporarily, accidentally or otherwise, allow anything to remain in place or store anything in, or obstruct in any way, any sidewalk, court, passageway, entrance or shipping area. Unit Owners or Occupants shall lend their full cooperation to keep such areas free from all obstruction and in a clean and sightly condition and move all supplies, furniture and equipment as soon as received directly to their Units, and shall move all such items and waste that are at any time being taken from their Unit directly to the areas designated for disposal. Any large volume of trash resulting from delivery of furniture, equipment, etc. should be removed at Unit Owners or Occupants' expense. All courts, passageways, entrances, exits, elevators, escalators, stairways, corridors, halls and roofs are not for the use of the general public and the Board shall in all cases retain the right to control and prevent access thereto by all persons whose presence in the judgment of the Board shall be prejudicial to the safety, character, reputation and interest of the building and its Unit Owners or Occupants provided, however, that nothing herein contained shall be construed to prevent such access to persons with whom the Unit Owners or Occupants deal with in the normal course of the Unit Owners' or Occupants' business unless such persons are engaged in illegal activities.

12. Communications or Utility Connections. If Unit Owners or Occupants desire signal, alarm or other utility or similar service connections installed or changed, Unit Owners or Occupants shall not install or change the same without the approval of the Board, and then only under direction of the Board and at the respective Unit Owners or Occupants' expense. Unit Owners or Occupants shall not install in their Unit any equipment which requires a substantial amount of electric current without the advance

written consent of the Board. Unit Owners or Occupants shall ascertain from the Board the maximum amount of load or demand for or use of electrical current which can safely be permitted in the Unit, taking into account the capacity of the electric wiring in the building and the Unit and the needs of other Unit Owners or Occupants in the building and shall not in any event connect a greater load than that which is safe.

13. Service of the Units or Building. Service requirements of the Unit Owners or Occupants will be attended to only upon application to the Association. Employees or agents of the Association shall not perform any work outside of their regular duties unless under special instructions from the Board.

14. Building Directories. The directories of the building shall be used exclusively for the display of the name and location of Unit Owners or Occupants only and will be provided at the expense of the Association as a Common Expense. Any additional names and/or name change requested by Unit Owners or Occupants to be displayed in the directories must be approved by the Board and, if approved, will be provided at the sole expense of the requesting Unit Owner or Occupant.

15. Signs. Unit Owners or Occupants may not paint, display, inscribe, maintain or affix any sign, placard, picture, advertisement, name, notice, lettering or direction on any part of the outside or inside of the building or on any part of the inside of their Unit which can be seen from the outside of the Unit, except as permitted in the Declaration, without the written consent of the Board. Signage for each Unit with a store front shall be in such graphic form as specified on Exhibit A, which sign shall be affixed on the right hand wall next to the window (as one faces the doorway); such signage for each interior Unit shall be affixed on the door of such Unit. The Board reserves the right to remove at the Unit Owner or Occupant's expense all matters other than those above provided for without notice to the Unit Owner or Occupant.

16. Exterior Lighting and Window Treatment. Each twenty-five foot bay Unit with an overhead door shall have the "Wall-Mounted Area Lighter, Polycarbonate Refractor" lighting fixture specified on Exhibit B or its equivalent as approved by the Board; such fixture shall be centered above the overhead door and connected to the electrical panel serving such Unit. Glass front window shall display only one-inch aluminum "mini-blinds" in shade "#049 french vanilla" as supplied by Budget Blinds or such equivalent as approved by the Board.

17. Rest Rooms. The rest rooms, toilets, urinals, vanities and any other apparatus shall not be used for any purpose other than that for which they were constructed and no foreign substance of any kind whatsoever shall be thrown therein and the expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the Unit Owners or Occupants who, or whose employees or invitees, shall have caused it.

18. Solicitation. Unit Owners or Occupants shall not engage in Unit-to-Unit canvassing to solicit business from other Unit Owners or Occupants in the building and shall not exhibit, sell or offer to sell, use, rent or exchange any products or services in or from their Unit or the Property unless ordinarily done within the scope of the Unit Owners or Occupants' permitted use of the Unit.

19. Energy Conservation. Unit Owners or Occupants shall not waste electricity, water, heat or air conditioning as the foregoing pertain to the Common Areas or that which are provided by the Association to all Units and shall cooperate fully with the Board to assure the most effective operation of the building's heating and air conditioning, and shall not allow the adjustment (except by the Board's authorized building personnel) of any controls.

20. Parking. Parking is in designated parking areas only. There should be no vehicles in "no parking" zones or at curbs. Handicapped spaces are for handicapped persons and the police department will ticket unauthorized (unidentified) cars in handicapped spaces.

21. Insect and Vermin Control. Unit Owners and Occupants shall keep their respective Unit clean, sanitary and free from objectionable odors and from insects, vermin and other pests.

The terms and definitions used in the Declaration of Condominium Establishing South Forest Service Center Condominiums, as amended (the "Declaration") and the Bylaws of South Forest Service Center Condominium Association, Inc. (the "Bylaws") are incorporated herein by reference and shall have the meaning as set forth in the Declaration and Bylaws unless otherwise defined herein.