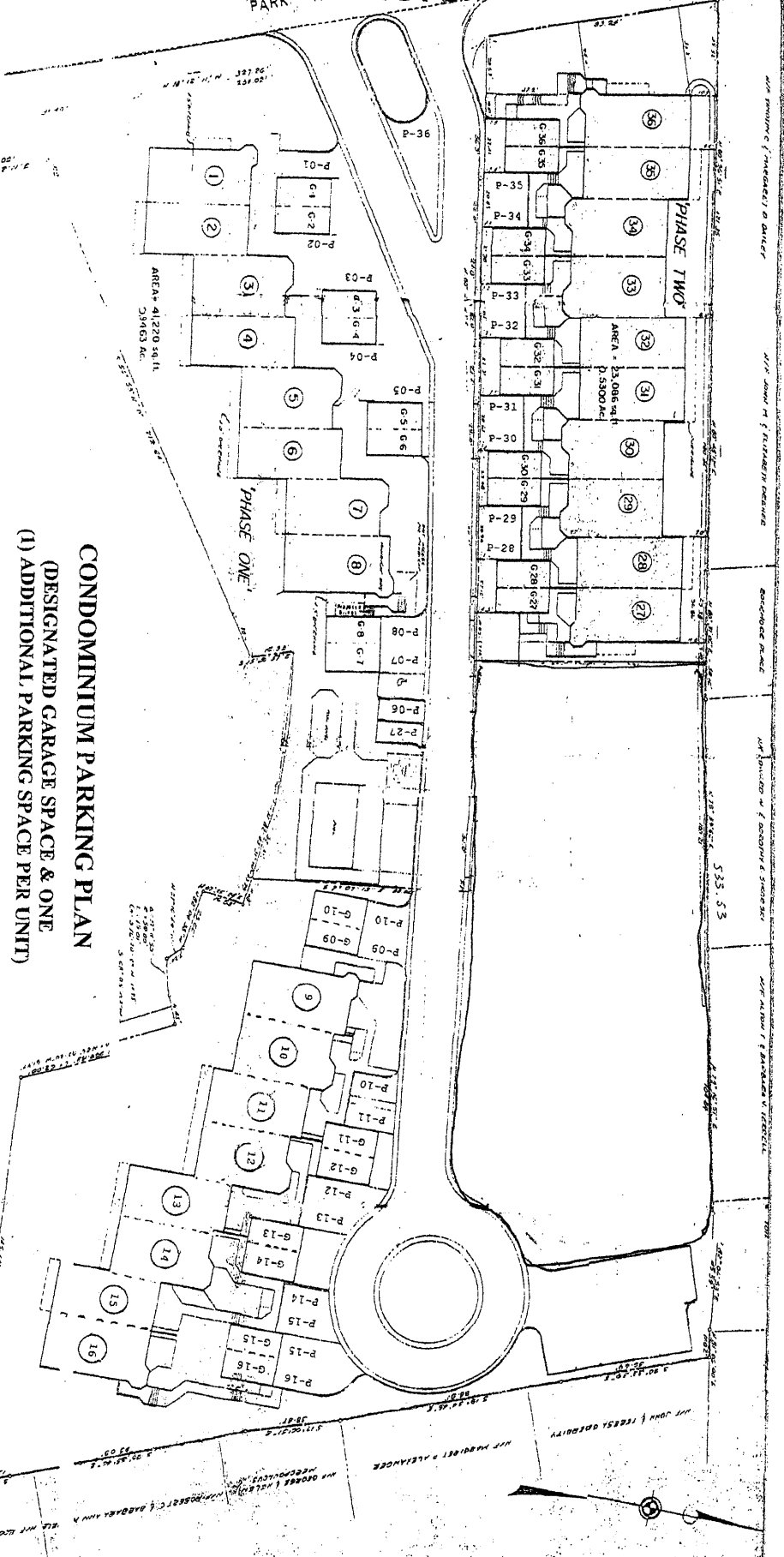


## **3300 PARK AVENUE CONDOMINIUM – Rules & Regulations**

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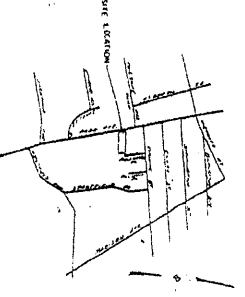
### **VEHICLES AND TRAFFIC**

- 1) Vehicles may not be operated anywhere in the community except on established roadways in accordance with all road signs. The speed limit for all community roads is 10 miles per hour. Residents and their guests must drive with the utmost care throughout the community, and provide pedestrians the right-of-way at all times.
- 2) Vehicles must be parked in both a unit's garage and its adjacent designated parking area first before any owner, occupant, or guest of that unit may park any additional vehicle anywhere else in the community. Parking is prohibited in any area not designated by the Board for parking, on any roadway or curbs, in any grassy area, in another unit's space or garage without permission, or in such a way as to obstruct access to a roadbed or another parking space. Visitor's parking spaces may not be used by any unit owner, or by anyone during snowplowing, or by anyone for more than 48 hours.
- 3) Vehicles may not be washed or repaired anywhere in the community.
- 4) Garages may not be used for any purpose except parking vehicles and for storage. Highly flammable liquids may not be kept in garages. Recreational vehicles and boats may not be parked anywhere in the community except in garages.
- 5) The Association will cause all abandoned, nuisance, unregistered, and improperly-parked vehicles to be towed at the owner's expense.
- 6) Commercial vehicles, vehicles with business lettering or ladders, and any truck mounted with a plow, carrying exposed construction materials or equipment, or with a wheel base exceeding 126 inches may not be parked anywhere in the community except temporarily as necessary to service the Association or a unit.
- 7) Skateboards, skateboard ramps, roller skates, roller blades, snowmobiles, go-carts, and all-terrain vehicles may not be used anywhere in the community, including unit driveways, at any time. Bicycles may not be ridden or parked on walkways or grassy areas.
- 8) Boats, trailers, recreation vehicles, campers, motor homes, snowmobiles, go-carts, jet-skis, and all-terrain vehicles may not be parked anywhere in the community.



**CONDOMINIUM PARKING PLAN**  
 (DESIGNATED GARAGE SPACE & ONE  
 (1) ADDITIONAL PARKING SPACE PER UNIT)

VICINITY MAP  
 SCALE: 1" = 500'



AREAS:

PHASE ONE	41,220 sq ft / 0.9463 AC
PHASE TWO	23,086 sq ft / 0.5300 AC
EXPANSION PARCEL B	63,273 sq ft / 1.4526 AC
TOTAL	127,579 sq ft / 2.9289 AC

NOTE: BUILDING LOCATIONS SHOWN ARE PROPOSED.

NOTE:  
 1. All Agreements between Park Avenue B Condominium B Development Corp and Bridgeport Hydraulic Co. - April 23, 1982.  
 2. General Agreement between Park Avenue B Condominium B Development Corp and Sature Construction Co. - April 23, 1982.  
 3. Park Avenue B Condominium B Development Corp and Park Avenue B Condominium B Development Corp and Sature Construction Co. - April 23, 1982.

NOTE:  
 (B) UNIT NUMBER  
 CB GARAGE UNIT NUMBER

NO.	REVISIONS	DATE
1	Final	10/15/82
2	Revised	11/15/82

3300 PARK AVENUE - II  
 AN EXPANDABLE CONDOMINIUM  
 PARK AVENUE  
 BRIDGEPORT, CONNECTICUT

J & D KRUSEN & ASSOCIATES  
 Bridgeport, Connecticut