

PROJECT RULES OF THE
COUNCIL OF CO-OWNERS OF THE PARK HILL CONDOMINIUM ASSOCIATION, INC.

1. Nothing shall be done or maintained in any Condominium Unit or upon any common elements which would be in violation of any law.
2. No noxious or offensive activity shall be carried on within or outside any Condominium Unit nor shall anything be done or be permitted to remain in any Condominium Unit or on the common elements which may be or become a nuisance or annoyance to the other Unit Owners. No waterbeds are allowed in Condominium units without the express consent of the Condominium Association.
3. Unit Owners shall not make or permit to be made any disturbing noises which will unreasonably interfere with the rights, comforts or conveniences of any other Unit Owners. All Unit Owners shall keep the volume of any radio, amplifier, stereo, television or musical instrument in their Condominium Unit sufficiently reduced at all times so as not to disturb other Unit Owners in any building.
4. Unit Owners shall not permit any act or thing deemed extra-hazardous on account of fire or that will increase the rate of insurance on the premises. Unit Owners shall not keep any gasoline or other explosives or highly inflammable material in said premises or storage area.
5. No burning of any trash and no unreasonable, unsightly or offensive smelling accumulation or storage of litter, new or used building materials, garbage or trash of any other kind shall be permitted within any Condominium Unit or upon any common element except where expressly authorized by the Board. Trash and garbage containers shall not be permitted to remain in public view except at garbage pick-up points on scheduled pick-up days. One waste carrier will be contracted by the association.
6. Unit Owners shall not permit anything to be thrown out of the windows on to the premises or grounds of the common elements or the dusting or shaking of mops, brooms or other cleaning material out of either the windows or the doors of the premises, and shall not permit anything to be placed in or hung from the outside of said windows.
7. There shall be no obstruction of any common elements. Nothing shall be stored upon any common elements without the approval of the Board.
8. No baby carriages, velocipedes, bicycles or other articles of personal property shall be left unattended on the grounds of the common elements.
9. No structure of a temporary character, trailer, tent, shack, barn or other outbuilding shall be maintained upon any common elements at any time.
10. No clothing, laundry, rugs, wash or any other item shall be hung from or spread upon any window, patio area or exterior portion of a Condominium Unit or in or upon a general common element.

11. All personal property placed in any portion of a Condominium Unit or any place appurtenant thereto shall be at the sole risk of the Unit Owner and the Board shall in no event be liable for the loss, destruction, theft or damage to such property.
12. The maintenance, keeping, breeding, boarding, and raising of animals, livestock or poultry of any kind, regardless of number, shall be and is hereby prohibited within any Condominium Unit or upon any common elements, except that this shall not prohibit the keeping of a small dog (not to exceed 30 lbs.), a cat, and caged birds as domestic pets provided that they are not kept or maintained for commercial purposes or for breeding. Areas within the regime may be designated as the sole areas for the curbing of animals.
13. Provided, however, each owner shall be responsible for cleaning up and removing animal feces from any area of the condominium including the designated area. A fine will be assessed per the policy. Fines will be assessed per incident is hereby imposed upon the offending owner.
14. In no event shall any animal be permitted in any of the common elements of the Project unless carried or on a leash. The owner of such animal shall indemnify the Council of Co-Owners of the Project and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Project. If a dog or other animal becomes obnoxious to other Unit Owners by barking, by elimination in undersigned areas (designated areas may be set by the Board) or otherwise, the owner thereof must cause the problem to be corrected; or if it is not corrected, the Unit Owner, upon written notice by the Board, may be required to dispose of the animal.
15. Solicitors are not permitted on the Project without consent of the Board. If you are contacted by one, please notify the Bill Stout Properties' office immediately.
16. The common elements designated as parking areas are for automobiles only. Automobiles must have current license plates and be in operating condition. No auto repairing shall be permitted on the parking areas. Fully maintained conversion vans, SUV's and RUV's, motorcycles shall be deemed to be an automobile for the purpose of this section.
17. All Unit Owners must observe and abide by all parking and traffic regulations as adopted by the Board or local authorities. Vehicles parked in violation of any parking rules or regulations will be towed away at the owner's sole risk and expense with the cost of moving or towing being added as a part of the responsible Unit Owner's maintenance charge. Violators of traffic regulations committed within Park Hill may be subject to the levy of a fine of up to \$100.00 per incident by the Association.
18. No buses, trucks, motor homes, trailers or commercial vehicles shall be parked in the parking areas or in driveways, except for vehicles utilized for moving the contents of a unit, and other deliveries not to exceed six (6) hours in duration per one visit.
19. No boats or campers shall be parked or stored in parking areas.

20. Parking so as to block sidewalks or driveways shall not be permitted. Each Unit Owner expressly agrees that if he shall illegally park or abandon any vehicle, he will hold the Council of Co-Owners of the Project harmless for any and all damages or losses that may ensue.
21. The water closets and other water and sewer apparatus shall not be used for purposes other than those for which they were designed; and no sweepings, matches, rags, ashes or other improper articles shall be thrown therein. The cost of repairing any damage resulting from misuse of any of the same shall be borne by the Unit Owner causing such damage.
22. The planting of plants, flowers, trees, shrubbery, and crops or landscaping of any other type is prohibited in the general common elements immediately adjacent to the Condominium Units without approval by the Board. All plantings within the limited common areas (patios) shall be the responsibility of the affected owner. Provided, however, the Council of Co-Owners shall have the authority to properly maintain neglected limited common areas. The costs of such maintenance, after notice to the owner, shall become a special assessment against the affected unit.
23. Any damage to the equipment, facilities or grounds of the common elements caused by a Unit Owner, his family or pets shall be repaired at the expense of the Unit Owner.
24. In compliance with Section N of the Master Deed of Park Hill, each Unit Owner shall provide the Board of Administration with a Certificate of Insurance from his insurer, showing that he/she has the required property and comprehensive personal liability insurance in effect, said certificate to provide thirty days (30) notice to the Board prior to cancellation of insurance.
25. The Unit Owner shall comply with all the Project Rules hereinabove set forth and with any other Project Rules which the Board in its discretion may hereafter adopt.
26. No personal property shall be left unattended on the grounds of the common elements (i.e., all areas outside patio fences and building walls including driveways). This includes all personal property such as bicycles, patio or lawn furniture, etc. These items shall be kept either in the unit, in the garage, or inside the patio fence area.
27. All allowed vehicles (see #19 and #20 of the Project Rules) shall be kept in the owners designated parking spot or driveway, except the guests may use common parking areas for a reasonable time (not to exceed seven days).
28. Quarterly maintenance fees are due on the 1st of every quarter following date of deed. There shall be a 10% late payment penalty assessed on any payment made on or after the 16th day of each month and another 10% penalty assessed each thirty days thereafter. Monthly fees are not subject to credit or set-off without prior approval of the Council of Co-Owners.

Fines

Violation of the above rules will follow the following schedule:

- Warning Notice – will include a date to resolve the violation.
- First Notice – violation not resolved within timeframe noted in warning notice - \$100 fine
- Second Notice – violation not resolved within timeframe noted in first notice - \$200
- Legal Action – owner responsible for cost of legal fees

Penalties and fines, plus additional legal and administrative costs will be posted to the ledger of the violators.

Complaints/violations must be received in writing by sending an email to:

notices@billstoutproperties.com. In order to constitute a valid complaint, 2 or more complaints in writing constitute a common violation.

CERTIFICATE OF ADOPTION

The undersigned developer and owner of all units of the Project hereby adopts the foregoing as the Project Rules of the Council of Co-Owners of Park Hill Condominium on this 7th day of July 2022.

Council of Co-Owners of the
Park Hill Condominium Association, Inc.