

## **Condominium Rules and Regulations Taylor Square Condominium**

- 1. The Common Elements and Limited Common Elements shall be used only for the purposes for which they are intended in the furnishing of services, utilities, and facilities for the enjoyment of Owners, their guests and lessees/**
- 2. No nuisance shall be allowed upon the condominium Property or within a unit, nor any use or practice that is the source of annoyance to owners or which interferes with the peaceful possession and proper use of the Condominium Property by the Owners. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate, nor shall any fire hazard be allowed to exist. No Owner shall permit any use of a Unit or make or permit any use of the Common Elements that will increase the cost of insurance upon the Condominium Property.**
- 3. No immoral, improper, criminal, offensive or unlawful use shall be made of the Condominium Property or a Unit, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.**
- 4. All of the terms and provisions of the Condominium Documents and these Rules and Regulations pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Unit as tenant to the same extent as against an Owner. Any lease or rental agreement, whether oral or written and whether specifically expressed in such agreement or not, shall be deemed to contain a covenant upon the purpose of and with the authority to terminate any such lease or rental agreement in the event of a violation by the tenant of the terms and provisions of the Condominium Documents or these Rules and Regulations. The right of an Owner to lease or rent his unit shall be restricted as described in the Declaration.**
- 5. "For Sale" and/or "For Rent" signs may ONLY be posted in the unit window. No sign, notice or advertisement shall be inscribed or exposed on the common or limited common elements at any time without written permission from the Board of Directors.**
- 6. No boats, trailers, disabled vehicles or commercial vehicles (excluding those vehicles owned by a commercial vendor providing services to any Unit Owner) shall be parked in any parking space. No repairs may be made to vehicles on the Condominium Property. Bicycles and motorcycles may be parked on the Property only in designated areas. All vehicles MUST have up to date registration at all times. The Association may cause any vehicle, motorcycle or bicycle to be towed at the owners expense without notice when in violation of this provision.**
- 7. No Owner shall decorate or alter any part of the Common Elements, a Unit or the Limited Common Elements so as to affect the appearance of the Common Elements, the Unit or Limited Common Elements from the exterior. Such prohibited decoration or alteration shall include but not be limited to, painting or illumination of the exterior of a unit, display of objects**

- upon patios, balconies, railings or exterior window sills or ledges, reflective film or other window treatments, draperies, window shades, screen doors and lights. All window coverings must be white facing the outside of the unit. No wreaths, lights or other holiday objects or door mats are allowed on the exterior of the unit. All personal property shall be stored within the Unit, provided that residents may place patio furniture that is in good condition in their respective limited common elements.
8. No antennas or satellite dishes of any type designed to serve a Unit shall be allowed on the Common Elements of Limited Common Elements.
  9. Should noise transmission create a disturbance or a nuisance, the responsibility is with the owner to abate the noise transmission and not the Association. All noise from gatherings, TV, radio and any other such audio devices must be turned down to a minimum volume so as not to disturb other persons between the hours of 9:00pm and 8:00am.
  10. Sidewalks, entrances, driveways, passages, patios, courts, stairways, corridors, halls and all other areas intended for common use must be kept open and shall not be obstructed in any manner.
  11. Children are to play only in areas designated or clearly intended for play, and they are not to play in public areas, or other common areas which would cause an obstruction or harm. The Association is not responsible for the safety of children.
  12. In case of an emergency originating in or threatening any Unit, regardless if a resident or owner is present at the time of such emergency, the board of directors, the Management Company or any other person authorized by the Condominium Documents, shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate by any means necessary. Unit Owner will be responsible for any damage caused by the need for emergency entry.
  13. Plumbing shall not be used for any other purpose than those for which it was constructed, and no sweepings, trash, rags, rubbish or other foreign substances shall be deposited into plumbing. The cost of any damage resulting from misuse shall be borne by the Unit Owner.
  14. Owners nor guests or residents shall be permitted on the roof for any reason.
  15. There shall be no solicitation by any person anywhere on the Condominium Property.
  16. No vehicle belonging to any owner, guest, resident or tenant shall be parked in any unauthorized area or take up more than one space at a time. Vehicles breaking this rule will be towed at the owner's expense.
  17. No flammable, combustible, or explosive fluid, chemical or substance, shall be kept in any Unit, Common Element or Limited Common Element except as required for normal household use.
  18. Employees, or agents, of the Management Company shall be permitted access to the Units for maintenance and repairs after providing a 24 hour notice and only during reasonable hours.
  19. No more than two (2) pets are allowed in any Unit. Pets allowed under this provision are limited to domesticated birds, cats and dogs (under 45 pounds);

**provided that, any breed of animal specifically excluded from coverage under the Association's liability insurance is prohibited. All pets on property MUST be on a leash and attended to at all times. Pet owners are responsible for cleaning up solid waste from pets and disposing of said waste properly.**