

## **SCHEDULE A**

Incorporated into and made a part of the By-Laws of the WILDWOOD COURT CONDOMINIUM I.

### **RULES AND REGULATIONS OF WILDWOOD CONDOMINIUM**

Each unit owner, invitee, employee, relative, guest, or otherwise, hereinafter referred to as occupant of the Condominium property, shall, in addition to the obligations and duties as set forth in the Master Deed Declaration of Condominium, the By-Laws or any amendments thereto, be governed by the following rules and regulations.

1. No part of the Property shall be used for any purpose except housing and the common recreational purposes for which the Property was designed. Each residential unit shall be used as a residence for a single family, its servants and guests. No portion of any unit may be used as a professional office whether or not accessory to a residential use.
2. There shall be no obstruction of the Common Elements nor shall anything be stored in the common elements without the prior consent of the Managing Board except as herein or in the By-Laws expressly provided. Each unit owner shall be obligated to maintain and keep in good order and repair his own unit.
3. No carriages, toys, bicycles, carts or similar type articles shall be placed on any part of the common areas and facilities except when such articles are in actual use by a unit owner or his family or guests.
4. Unit owners shall not cause or permit anything to be placed, hung or displayed on the outside of windows or placed on the outside walls or doors of a building and no sign, awning, canopy, shutter or radio or television antenna (except for master antenna system) shall be affixed to or placed upon the exterior walls or doors, roof, or any part thereof or exposed on or at any window, without the prior consent of the Managing Board.
5. All personal property of the unit owners, or any other occupant of a unit, whether in the units, or in the common areas and facilities, or in the interior garages, or elsewhere on the condominium property, shall be kept therein at the sole risk and responsibility of the respective unit owner or occupant, and the Managing Board shall not have responsibility therefor.
6. No offensive activity shall be carried on in any unit, or in the common elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other unit owners or occupants. No unit

owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors and permitted occupants and guests, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit owners.

7. Nothing shall be done in, on or to the Common Elements which will impair the structural integrity of the buildings or which would structurally change the buildings without the prior written consent of the Board of Managers.
8. No clothes, clotheslines, sheets, blankets, laundry or any other articles shall be hung out of a unit or exposed on any part of the Common Elements. The Common Elements shall not be obstructed and shall be kept free and clear of all rubbish, debris, and all other unsightly materials.
9. "For sale", "for rent", "for lease" signs or other displays or advertising shall not be maintained or permitted in any part of the condominium or any unit therein. The right is reserved by the declarant or its agents, to place "for sale", "for rent", or "for lease" signs on any unsold or any unoccupied units or on any part of the Common Elements of the buildings.
10. The Common Elements shall not be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Board of Managers.
11. No washing or repairing of automobiles shall take place within the condominium, nor shall the parking areas be used for any purpose other than to park motor vehicles and bicycles, excluding specifically, trucks, motorcycles and commercial vehicles without the prior written consent of the Board of Managers. No maintenance or repairs of automobiles shall take place on any of the property. No motor homes, trailers, recreational vehicles, boats, unregistered or inoperable automobiles may be stored or parked on any of the property. Each unit shall be permitted to park a maximum of two motor vehicles in the parking areas provided.
12. No animals, reptiles or pets of any kind shall be permitted.
13. Nothing shall be done or kept in any part of the condominium which will increase the rate of insurance of any of the buildings, or contents thereof without the prior written consent of the Board of Managers. No owner shall permit anything to be done, or kept in his unit, or in the common elements which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law.
14. Leasing of units for any length of time is expressly prohibited. The owner(s) of a

Condominium Unit shall not permit his unit to be occupied for longer than a temporary visit not to exceed thirty (30) days per year by anyone except the individual(s) specifically named in the Condominium Unit Deed.

15. In snow falls of greater than two inches, the Board of Managers shall arrange for the clearance of snow and shall maintain such clearance from roads, paths, and parking areas. Unit Owners and their licensee's will comply with the reasonable directions of the Board of Managers or its designee during snow removal.
16. The Board of Managers, or its designee, shall maintain a pass key to each unit for use in emergency situations only. No Unit Owner shall alter any lock or install a new lock on any door of a unit without the written consent of the Board of Managers. In case such consent is given, the owner shall provide the Board of Managers or its designee with an addition key pursuant to its right of access to the unit.
17. Each Unit Owner assumes responsibly for such Unit Owner's safety and that of such Unit Owner's family, guest, agents, servants, employees and licensees.
18. Any consent or approval given under these rules and regulations may be added to, amended, or appealed at any time by the Board of Manager.
19. These rules and regulations may be amended from time to time as provided in the By-Laws.

## END OF RULES AND REGULATIONS

ac:\eno15-04.sch(1)

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE

