

RULES AND REGULATIONS FOR
THE ROMAN PLAZA, A CONDOMINIUM

Every Owner, occupant, guest and invitee shall comply with these Rules and Regulations, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, Bylaws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof.

1. The sidewalks, parking areas, entrances and passages shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, chairs, tables, plants or any other objects be stored therein, without approval by the Board of Directors.
2. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium Property.
3. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
4. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, agents, guests, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants.
5. No radio, television or electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
6. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without Board approval.
7. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Building, and no clothes-lines shall be permitted on the Common Elements, provided, however, the foregoing notwithstanding, any Unit Owner may display one portable, removable United States flag in a respective way.
8. No repair or maintenance of vehicles shall be made on the Condominium Property. Washing of vehicles is not permitted on Association property.

9. No exterior antenna or satellite dish shall be permitted on the Condominium Property or Improvements thereon without Board approval, provided that the Association or Developer shall have the right, but not the obligation, to install and maintain community antenna, radio and television cables and lines, and security and communications systems. No aerial, satellite dish antennae or solar panels shall be installed, caused or permitted to be installed by any unit owner or any other person upon any unit, the limited common areas, common areas or any part of the condominium property or improvements thereon, without Board approval.

10. No barbecuing or outdoor cooking is permitted on lanais, walkways, patios or any portion of the buildings.