

RULES AND REGULATIONS FOR  
WESTVIEW ON THE BAY CONDOMINIUM

In addition to the other provisions of the By-Laws of WESTVIEW ON THE BAY CONDOMINIUM, the following house rules and regulations, together with any such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the units located on the property and the conduct of the residents thereof.

A. Each unit shall be used only for residential purposes and may not be used for any business or commercial purposes whatsoever.

B. Unit Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other Unit Owners, or in such a way as to be injurious to the reputation of the property.

C. The use of the units shall be consistent with existing law, and these restrictions, and shall not constitute a nuisance.

D. There shall be no restrictions concerning rentals of units.

E. The total number of residents and guests permitted overnight in a unit or permitted to reside in a unit during any

F. Common Elements and Limited Common Elements shall not be obstructed, littered, defaced or misused in any manner.

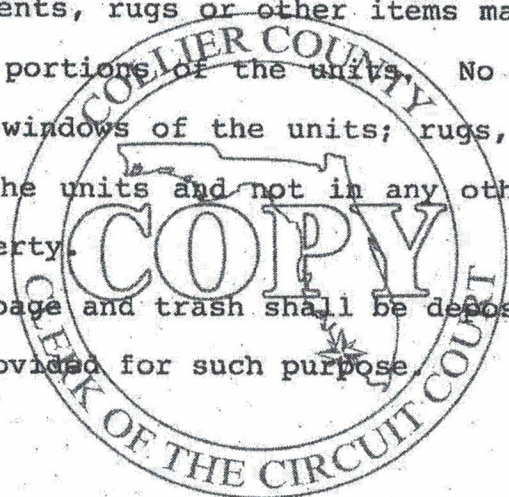
G. No structural changes or alterations shall be made in any Unit, except upon approval of the Board of Directors.

H. No Unit Owner or occupant of a unit shall post any advertisement or posters except as authorized, in writing, by a majority of the Board of Directors of the Condominium and of the Association, if so required by the Association.

I. Owners and occupants of units shall exercise extreme care to minimize all noises and noises from the use of musical instruments, radios, television sets and amplifiers so as to not disturb the other persons and parties occupying units.

J. No garments, rugs or other items may be hung from the windows or from portions of the units. No rugs, etc. may be dusted from the windows of the units; rugs, etc. may only be cleaned within the units and not in any other portion of the Condominium property.

K. All garbage and trash shall be deposited in the disposal installations provided for such purpose.



except as authorized, in writing, by a majority of the Board of Directors.

M. Bicycles may be used on the Condominium property provided that they are used giving due regard for pedestrians on sidewalks and walkways; and due regard is given that they are not used, kept or parked on grass or landscaped areas; and that they do not obstruct any walkway, sidewalk, street, roadway, or entrance to building.

N. No motorcycles, motor scooters, motorized bicycles, commonly known as "mopeds", or any like vehicles shall be allowed on Condominium property.

O. Original purchasers of units from the Developer will be allowed to live with pets in the possession of the purchaser at the time of the purchase. Upon the death of the pet, no replacement pet of any kind shall be allowed. Secondary purchasers shall not be allowed to have pets of any kind.

