

Kerry Glen III Council of Co-Owners, Inc.

Kerry Glen III Council of Homeowners Policies and Procedures Rules and Regulations

The Board is empowered to adopt Rules and Regulations, with written notice thereof to all Unit Owners, governing the administration, management, operation and use of the Property and the Common Elements and to amend such Rules and Regulations from time-to-time.

Each Unit Owner shall comply with the use and occupancy restrictions set forth in the Declaration.

1. No unlawful, noxious or offensive activities shall be carried on in any Unit or elsewhere on the Property nor shall anything be done therein or thereon which shall constitute a nuisance or which shall, in the judgment of the Board, cause unreasonable noise or disturbance to others.
2. Each Unit Owner shall maintain his Unit in good condition and in good order and repair at his own expense and shall not do or allow anything to be done in his Unit, which may increase the cost or cause the cancellation of insurance on other Units or on the Common Elements.
3. No Unit Owner shall display, hang, store or use any clothing, sheets, blankets, laundry or other articles outside his Unit or which may be visible from the outside of his Unit (other than draperies, curtains or shades of a customary nature and appearance, subject to the Rules and Regulations of the Board) or paint or decorate or adorn the outside of his Unit or install outside his Unit any canopy or awning or outside radio or television antenna or other equipment (such as satellite dishes), fixtures or items of any kind, without the proper written permission of the Board or the written permission of the Managing Agent, acting in accord with the Board's direction.
4. **PET WEIGHT LIMIT IS NOT TO EXCEED THIRTY POUNDS WHEN FULLY GROWN.** No animals shall be raised, bred or kept in any Unit, except for dogs, household cats and small birds owned as household pets by a Unit Owner, provided that said pets are not kept for any commercial purpose and provided that said pets shall be kept in strict accordance with the administrative Rules and Regulations relating to household pets from time-to-time adopted or approved by the Board and provided that said pets shall not, in the judgment of the Board, constitute a nuisance to others. All dogs shall be on a leash when outside of Owner's Unit.
5. Trash, garbage and other waste shall be kept only in sanitary containers and shall be disposed of in a clean and sanitary manner as prescribed from time-to-time in the Rules and Regulations of the Board. All trash shall be placed in sealed plastic containers. At no time shall trash or garbage be allowed to be placed in hallways, entryways or any common areas other than designated trash pick up areas, such as the garbage containers in the underground parking area and along the back driveway.
6. Articles of personal property belonging to any Unit Owner, such as baby carriages, bicycles, wagons, toys, furniture, clothing and other articles shall not be stored or kept in parking spaces, except in common storage areas designated from time-to-time by the Board or by the Managing Agent, acting in accord with the Board's direction.
7. No Unit Owner shall overload the electrical wiring in the Buildings or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgment of the Board, an unreasonable disturbance to others or connect any machines, appliances, accessories or equipment to the heating or plumbing system without the prior written consent of the Board or the prior written consent of the Managing Agent, given accord with the Board's direction.

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8. Motorcycles, motorbikes, motor scooters or other similar vehicles shall not be operated within the Property except for the purpose of transportation directly from a parking space to a point outside the Property or from a point outside the Property directly to a parking space.
9. Parking of vehicles in driveways and parking areas shall be subject to the Rules and Regulations of the Board applicable thereto. At no time will boats, trailers, campers or recreational vehicles be allowed to park on the streets or drives within the condominium proper. Parking in front of the fire hydrants or parking on both sides of the street in areas that should be accessible to fire department equipment are not permitted. In order to improve the overall efficiency and appearance of our Project, homeowners shall park their vehicles in their assigned parking spaces. The Board and/or duly appointed Management Company has the right to order the violating vehicle towed from the premises for parking in designated "no-parking" areas.
10. Except within individual Units, no planting, transplanting or gardening shall be done and no fences, hedges or walls shall be erected or maintained upon the Property, except as approved by the Board.
11. No structure of a temporary character, trailer, tent, shack, garage, barn or other out-buildings shall be permitted on the Property at any time temporarily or permanently, except with the prior written consent of the Board; provided, however, that temporary structures may be erected for the use in connection with the repair or rebuilding of the Buildings or any portion thereof.
12. No sign of any kind shall be displayed to the public view on or from any Unit or the Common Elements without the prior written consent of the Board or the written consent of the Managing Agent, acting in accord with the Board's direction.
13. At no time will children be permitted to play or loiter in the hallways, elevator, entryways, stairwells or underground parking area whether they be Unit Owner's children or visitor's children.
14. All vehicles operating within the Condominium Proper shall be regulated at a maximum speed of 15 m.p.h. for the safety of all Unit Owners, families and visitors.
15. No Unit Owner shall park, store or keep any vehicle on the property, which constitutes an eyesore or can in any way be considered inoperable. Repair of vehicles on the premises is not allowed. Tires, batteries or other car parts are not to be stored or kept upon common elements or limited common elements at any time.

REMEDIES: In the advent of any violation of the Rules and Regulations of the Board or Association by any Unit Owner, (either by his own conduct or the conduct of any other Occupant of his Unit), the Association or its successors or assigns or the Board or its Managing Agent shall have each and all of the rights and remedies which may be provided for in the Act, Declaration, By-Laws or which may be available at law or in equity and may prosecute an action or other proceedings against such defaulting Unit Owner.