

RULES & REGULATIONS

GREENLEAF CONDOMINIUM ASSOCIATION

- A. The Greenleaf Condominium Association, acting through the Board of Directors, and in accordance with Greenleaf Condominium Declaration, section 15.8 and the Association By-Laws, has adopted the following **Rules & Regulations** by a majority vote of the General Membership of the Association. These rules and regulations may be amended as necessary by resolution of the Board and a majority vote of approval by the General Membership of the Association.
- B. Wherever in the following document reference is made to "unit owners", such term shall apply to the owner of any unit, individual or joint, or the legal agent for said unit.
- C. The unit owners and/or their tenants, visitors, and guests, shall comply with all of these rules and regulations as set forth governing the structure, interior common areas, driveway, parking lot, landscaped grounds, and unimproved areas.
- D. The Greenleaf Condominium Association reserves the right to alter, amend, modify, repeal, or revoke any or all of these rules and regulations at any time in the manner as described above.
- E. The Board of Directors, by simple majority, may recommend fines, penalties and assessments and establish the time frame in which they are due. They shall also collect delinquent funds by any legal measure necessary, abate nuisances, and may seek damages from unit owners for violations of these rules and regulations or the attendant By-Laws
- F. Any disputes arising from the interpretation or enforcement of these rules and regulations shall be resolved by a majority vote of the Board of Directors.

Owners - Renters

1. No part of the condominium shall be used for any purpose except as a residential dwelling, with the exception of storage use of the basement and the rear storage area under Unit #7 (In accordance with Declaration Section 15.1 and 15.2).
2. There shall be no obstruction of the common areas. Nothing shall be stored in the common areas without prior majority consent of the Board of Directors.
3. All refuse must be placed in the proper central receptacle designated for refuse collection, (currently the dumpster at the rear of the parking lot). No refuse shall be permitted in any other common area unless it is placed in a portable trash receptacle provided for that purpose by the Association.
4. No illegal or offensive activity shall be carried on within any unit or in the common area, nor shall any activity be permitted therein which may endanger or become a nuisance to the other unit owners or their tenants. No unit owner or their tenant or guest shall make or permit disturbing noises within the building or permit any activity that may interfere with the rights, comforts, or convenience of other unit owners or their tenants. All unit owners and their tenants and guests shall keep the volume of any sound-producing device in their unit or in the common areas sufficiently quiet to avoid disturbing other unit owners or their tenants.
5. No industry, trade, or profession of any kind shall be conducted, maintained, or permitted on any part of the condominium property. Temporary exemptions from this rule, (up to 3 days), may be permitted in advance by a majority of the Board of

Directors. The only permissible business enterprise shall be that which does not include visits by customers, clients, or employees to the condominium property for the purpose of conducting said business.

6. No unit owner or tenant or guest shall cause or permit anything to be hung, displayed, or exposed on the exterior of any unit or the common structural elements of the building, including the windows and doors, with the following exceptions: Window-mounted air conditioning units, telephone and television cable colored to match exterior paint and firmly attached to the structure, and mounting bracket for display of the American flag when appropriate. This prohibition is intended to include laundry, clothing, rugs, signs, banners, decorative flags, and similar items.
7. Porches, landings, foyers, and hallways shall not be used as storage areas without prior consent of a majority of the Board of Directors and any adjacent unit owners or their tenants.
8. No dogs of any kind shall be raised, bred, or kept in any unit or the common areas. No other pet may be kept in any unit or the common area if it becomes a nuisance to other unit owners or their tenants.
9. Each unit shall be allotted 2 (two) unassigned parking spaces. Unless otherwise authorized by a majority vote of the Association, the parking area may not be used for any purpose other than the parking of automobiles, trucks, and motorcycles used for non-commercial purposes. No buses, commercial trucks, trailers, boats, recreational vehicles, or motorized construction, repair, or maintenance equipment shall be parked in the parking area or driveway, unless on the condominium property to perform or provide temporary service for a unit owner or the Association. All vehicles must have current license plates/stickers and be in operating condition. Vehicles shall not park in a manner that obstructs sidewalks, building entryways, the driveway, or more than one parking space. All unit owners and their tenants and guests shall observe and abide by these parking regulations. Vehicles parked in violation of these parking regulations may be towed away at the owner's expense.
10. Any changes or additions to the common area landscaping or building structure or appearance shall be approved in advance by a majority of the Association.
11. All complaints regarding uncorrected violations of these rules and regulations or unresolved disputes involving the interpretation or enforcement of same shall be submitted in writing to the Board of Directors for appropriate action.
12. No smoking or the use of smokeless tobacco permitted in the interior common areas.