

BYLAWS EXHIBIT A**RULES AND REGULATIONS**

1. Nothing shall be done or kept in any unit or in the common areas and facilities which will increase the insurance rates on the property or the contents thereof, without the consent of the Board of Managers. No unit owner shall permit anything to be done or kept in their unit or in the common areas and facilities which will result in the cancellation of insurance on the property or the contents thereof; or which would be in violation of any law. No waste shall be committed in the common areas and facilities.
2. No use or activity shall be permitted or maintained in any unit which would be inconsistent with or detract from the high standard and character of the property.
3. No household pets shall be kept in the units except with the written approval of the Board of Managers, which approval may be revoked if the pet is a nuisance to other unit owners. No pets, if allowed, shall be permitted to run loose in the common areas and facilities. A deposit may be required of unit owners to cover any damage to common areas and facilities caused by household pets. All pets shall be kept upon leash while in the common areas and facilities.
4. Unit owners will deposit one key to their unit with the person designated by the Board of Managers to provide for any permitted entry in the absence of the owner.
5. Unit owners shall not cause or permit anything to be placed on the outside walls of the buildings, and no signs, awnings, canopies, shutters or the like shall be affixed to or placed upon the exterior walls or windows without prior written consent of the Board of Managers.
6. No baby carriages, velocipedes or bicycles shall be allowed to stand in the halls, passageways or other common areas and facilities of the buildings, except within a unit owner's storage area.
7. Children shall not play in the hallways or stairways. Children under twelve (12) years of age shall not be allowed in or upon the common areas and facilities unless accompanied by an adult.
8. 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 unit owner shall provide the Board with an additional key for its use pursuant to its right to access to the unit.

9. No unit owner shall allow anything whatever to fall from the windows, doors or porches of the unit, nor shall any dirt or other substance be swept or thrown from any unit into any of the corridors, halls, ventilators, or other common areas

10. No unit owner shall make or permit any disturbing noises in the unit or common area or facilities nor do or permit anything to be done that will interfere with the rights, comfort or convenience of other unit owners.

11. There is an occupancy fee of \$600.00, to be paid by new owners as a closing cost. The fee is to be paid to the Association's Management Company and deposited directly to the Association's Reserve Fund prior to occupancy by the new owners (tenants). This occupancy fee will not be applied to Chateau owner/residents who transfer from one Chateau unit to another. (Adopted July 17, 2006 and amended on April 18, 2016).

12. No owner or their agent shall place real estate or rental signs anywhere in the common area, other than on the day of an Open House. On the day of an Open House, a sign may be placed in front of the building regarding the Open House, and directional signs may be placed to assist visitors to the unit. Immediately upon the completion of the Open House for that day, all signs shall be removed. (Adopted January 19, 2009)

13. The following requirements apply to leases other than rental unit arrangements between family members:

A. Each unit owner is limited to one rental unit during the time they own their unit (to prevent domination of voting rights).

B. An offsite unit owner may only have one rental unit.

C. Rental units must be leased or rented for a minimum of one year (this prevents constant moving disruptions and loss of security keys).

D. Unit owners must notify the board in writing when desiring to rent or lease their unit (this keeps the board abreast of the number of primary residence owners).

E. Unit owners must appear before the board with documentation of the prospective tenant's credit score of 720 or above. (Adopted February 1, 2013)