

301 OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.
Bylaws, Article IX, Section 3., House Rules

Section 3. House Rules.

In addition to the other provisions of these By-Laws, the following house rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the conduct of all residents thereof.

- a. All condominium units of the condominium property shall be used for residential purposes.
- b. Condominium unit owners shall not use or permit the use of the premises in any manner which would be disturbing or a nuisance to other said owners, or in such a way as to be injurious to the reputation of said condominium. By purchasing and/or leasing a unit in this building, the owner/lessee is bound to observe the By-Laws and House Rules. In addition to those summarized in this list, house rules require observance of customary building norms including reasonable quiet – such as use of balconies in the evenings, responsibility for guests, visitors and workmen, and attention to building security.
- c. A condominium unit may not be inhabited by more than two persons so long as its occupancy and use is consistent with the existing law, these restrictions, cooperative purpose and does not constitute a nuisance.
- d. Condominium units may not be used for any business or commercial use whatsoever.
- e. No pets other than cats, fish or small caged birds shall be permitted in any condominium unit. The prohibition includes dogs. Animals shall not be fed nor cat or pet food be placed in common areas.
- f. Common walks and/or areas shall not be obstructed, littered, defaced or misused in any manner.
- g. No structural changes or alterations shall be made in any condominium unit except upon the approval of the board of directors. Windows and exterior doors must conform to the existing door and door frame, and window and window frame dimensions that are standard in the building. All exterior surfaces, colors and materials must conform to the building standards. [In addition to Association standards, the zoning ordinance regulates exterior colors, and the aqua and white colors are those approved for the building.] No balcony alterations, to include drilling into concrete surfaces, installing fixtures, etc., may be made without written board pre-approval. Satellite dish installations are prohibited. Prior to undertaking alteration of a unit, the unit owner shall submit an application for Association approval on the form provided by the Association, and shall not undertake alterations without such Association approval, which will not be unreasonably withheld. Except for emergencies, construction work is not permitted on weekends or holidays, or prior to 9AM or later than 5PM. Contractor must remove and dispose of construction

debris off-premises. Plumbing work that requires building water shut-off requires prior notification to and approval by the Building Manager so that at least 48-hour posting of notices may be made. Each unit owner must provide a unit key to the association, to be retained in a lock-box of unit keys, for emergency use.

- h. Condominium unit owners shall be liable for any damage to the interiors of same and/or property of the condominium association which shall be caused by said owner or such other persons for whose conduct he the owner is legally responsible.
- i. No signs shall be displayed in, on or upon any portion of said building by any occupant thereof.
- j. The garage and open parking area are condominium association common space. The owner of each unit has the availability of one parking space in the garage for personal use, or for the use of an approved lessee, on a "first-come, first served" basis. The owner's/lessee's vehicle must be registered with the building manager. A sticker showing the unit code will be provided and must be displayed on the windshield. The electric vehicle charging spaces are to be used only by electric vehicles. The exterior open parking spaces are to be used for bona fide visitors, workmen, service personnel. 301 Visitor passes are made available to owners/lessees. The visitor pass is to display the unit visited and the date. Vehicles that are not sufficiently identified are towed.
- k. No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building without the written consent of the association.
- l. The balconies, terraces, walkways and exterior stairways shall be used only for the purposes intended and shall not be used for hanging garments or other objects or for cleaning of rugs or other household items.
- m. Condominium unit owners shall store in the bicycle rooms of the association only bicycles and surfboards and shall keep the bicycle rooms clean and free of litter and other items.
- n. Condominium unit owners are reminded that alteration and repair of condominium buildings is the responsibility of the association except for the interior of condominium units inclusive of unit doors and windows located within exterior openings in the building structure is the responsibility of the unit owner.
- o. No condominium units shall be occupied by children under the age of 12 years, provided, however, that occasional visiting by children not more frequently than for two weeks out of any three month period may be permitted.
- p. Balconies are "limited common areas" and are not part of the condominium unit premises. Each balcony is available for the exclusive use of the associated condominium unit. However, as condominium property, balconies may be used only as traditional and customary in the building.

q. By purchasing and/or leasing a unit in this building, the owner/lessee is bound to observe the By-Laws and House Rules. In addition to those summarized in this list, house rules require observance of customary building norms including reasonable quiet – such as use of balconies in the evenings, responsibility for guests, visitors and workmen, and attention to building security. No unit owner may make or permit any disturbing noises in the building whether made by himself, his family, friends, visitors, guests, lessees, housekeepers or contractors, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other owners. No owner may play or suffer to be played any musical instrument, phonograph, radio or television set in his condominium unit between the hours of 11 P.M. and the following 8 A.M. if the same shall disturb or annoy other occupants of the condominium building. No musical instruments, radios, phonographs or other devices producing music shall played on limited common area unit balconies and cell phone usage on balconies shall respect other occupants of the condominium building, especially in the evening hours.

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The Condominium Declaration and Bylaws, (including the amended House Rules) included in the amendments enacted in the year 2018, left intact the requirement of the Condominium Association Declaration enacted January 21, 1997 that prohibits leases less than six months and more than one lease in a one year period:

Declaration, Paragraph N. (2)

“No lease of a ‘condominium parcel’ shall be for a period of lease of less than six (6) months. In addition, no owner shall be permitted to lease his ‘condominium parcel’ more than one (1) time during a one (1) year period.”