

RULES AND REGULATIONS FOR THE
DREAMS LANDING CONDOMINIUM

Exhibit "A"

1. The sidewalks of the buildings shall not be obstructed or used for any other purpose than ingress to and egress from the units in the buildings.

Owners will be held responsible for the actions of their children and their guests

2. Each owner of a Townhouse Unit shall keep his unit and the rear yard to which his unit has access in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown there from, or from the doors or windows of his unit any dirt or other substance.

3. No boats, trailers or campers shall be parked on the parking areas of the condominium, except in the areas designated for such purposes by the Board of Directors.

4. No radio or television antenna, aerials, awnings, sun shades, patio enclosures, window guards, flags or similar items shall be permanently attached to, or hung from, the exterior of the Buildings, and except as otherwise provided in the Bylaws, no sign, notice, advertisement or illumination shall be inscribed or exposed to public view on or at any window or other part of the Buildings, except such as shall have been approved in writing by the Board of Directors or the Managing Agent, which approval may be granted or refused in the sole discretion of the Board of Directors or the Managing Agent; nor shall anything be projected from any window of any unit without similar approval.

5. Owners and their guests, will be expected to reduce noise level after 11:00 p.m., so that neighbors are not disturbed. In general, no owner shall make or permit to be made any noises that will disturb or annoy the occupants of the Buildings, or do or permit to be done anything therein which will interfere with the rights, comfort or convenience of other owners.

6. Household pets of owners will be allowed. Such pets do not constitute a nuisance to other owners. If pets create noise, are permitted to run loose without supervision in the common areas, or in any way create a disturbance or unpleasantness, the Board of Directors or Managing Agent shall be authorized to request the owner to remove said pet or pets. The owner shall hold the Board of Directors and the Managing Agent harmless against loss or liability for any actions of his pets within the common areas of the Condominium.

7. There shall be no use of the common grounds and green areas except natural recreational uses which do not injure the common areas or the vegetation thereon, increase the maintenance thereof, cause unreasonable embarrassment, disturbance or annoyance to Owners in their enjoyment of the common grounds and green areas in the vicinity of their units.

8. The agents of the Board of Directors or the Management Agent, and any contractor or workman authorized by the Board of Directors or the Managing Agent, are authorized to enter any Unit at any reasonable time for the purpose of accomplishing repairs, inspection, etc. The Board of Directors or the Managing Agent may retain a passkey for this purpose. (Becomes p. 72 at this point)

9. No Owner shall alter any lock or install a new lock on any exterior door leading to his Unit without the written consent of the Board of Directors or the managing Agent. If such consent is given the Board of Directors or the managing Agent shall be provided with a key. Passkeys shall be kept only by responsible persons selected by the Board of Directors.

10. No linens, cloths, laundry, rugs or mops may be shaken or hung from any of the windows or doors of the Units, or otherwise left on or placed in such a way as to be exposed to public view.

11. If any key or keys are entrusted by an Owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Board of Directors or of the Managing Agent, whether for such Owner's unit or an automobile, truck or other item of personal property, the acceptance of the key shall be at the sole risk of the Owner, and neither the Board of Directors nor the Managing Agent shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

12. No offensive activities shall be carried on in the Condominium nor anything done or placed within any Unit which may be a nuisance or cause

unreasonable embarrassment, disturbance, or annoyance to the other Owners of other units or the public.

13. All personal property placed in any part of the Condominium outside of a Unit shall be at the sole risk of the Owner of such property, and neither the Board of Directors nor Managing Agent shall be liable for the loss, destruction or theft of, or damage to, such property.

14. Any consent or approval given under these rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.

15. The following Rules and Regulations shall apply to the use of the swimming pool area:

(a) Each Owner of a Unit and the members of his family or the lessee of a Unit and the members of his family will be entitled to use the pool and related recreational facilities without charge. The Owner (s) or lessee(s) of each Unit will be permitted to bring two (2) guests to the pool on any day if, in the opinion of the lifeguard or other duly authorized management representative on duty, there is sufficient room in the pool at the time of the request. Receipts from guest charges shall be deposited in the Condominium's general bank account.

(b) No children under the age of 14 shall be permitted in the pool area unless accompanied by an adult.

(c) The Owner or occupant of each Unit shall be responsible for the safety of the children residing in his Unit and his guests while using the pool and related recreational facilities.

(d) The lifeguard on duty shall be authorized to remove any person from the pool area who causes a nuisance or conducts himself in a manner which may be dangerous to others.

(e) No glassware, food or animals will be permitted in the pool area. (Page 3 begins with next line)

16. The following Rules and Regulations shall apply to the use of the bathhouse:

(a) The bathhouse facility is for the exclusive use of the Owners, the members of their families and their guests and lessees.

**(b) The bathhouse facility shall not be used for any purpose which creates a disturbing noise
or which unreasonably interferes with the quiet enjoyment of any Owner or Lessee of his Unit.**

© Those using the bathhouse will be responsible for cleaning up.

(d) No food or perishable items shall be left in the bathhouse. (End)