

PARK PLACE CONDOMINIUMS RULES AND REGULATIONS

The following is a summary of the Use Restrictions as set forth in the Park Place Condominium Documents, Declaration of Condominium.

1. Each unit is hereby restricted to residential use by the owner or owners thereof, their immediate families, guests and invitees. There are no restrictions upon children.
2. The unit may be rented for a minimum of ninety (90) days. No rooms may be rented and no transient tenants may be accommodated. No lease of a unit shall release or discharge the owner thereof of compliance with this Section X or any of his other duties as a unit owner. Time sharing of units is prohibited. Subleasing of a unit is prohibited. All leases shall be in writing and shall be the subject to the Declaration and Articles and By Laws of the Association.
3. No nuisance shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interfere with the peaceful possession and proper use of the property by its residents. No unit owner shall permit any use of his unit or use of the common elements that will increase the cost of insurance upon the condominium property.
4. No immoral, improper, offensive use shall be made on the condominium property nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.
5. Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the Board of Administration of the Association as provided by its Articles of Incorporation and ByLaws.
6. The Board of Administration or the agents and employees of the Association may enter at reasonable times for the purpose of maintenance, inspection, repair and replacement of the improvements within units or the common property, or in case of emergency threatening units or the common property, to determine compliance with these restrictions, reservations, covenants, conditions and easements, and the bylaws of the Association.
7. No sign, advertisement or notice of any type shall be showing on the common property or any unit, and no exterior antennas and materials shall be erected except as provided under uniform regulations promulgated by Association.

8. An owner shall not place or cause to be placed in the walkways or in or on any other common areas and facilities stairs, stairwells, any furniture, packages or objects of any kind. Such areas shall be used for no other reason than for normal transit through them.

9. It is prohibited to hang garments, rugs, etc. from the windows, patios or balconies from any of the facades of the buildings.

10. No auto parking space may be used for any purpose other than parking automobiles which are in operating condition. No other vehicles or objects, including but no limited to trucks, motorcycles, trailers, and boats, will be parked or place upon such portions.

11. Until the developer has closed all the sales of the apartments in the condominium, neither the other unit owners nor the corporation shall interface with the sale of such apartments. The Developer may make such use of the unsold units and common elements as may facilitate its sales, including but not limited to maintenance of a sales office, model apartments, the showing of the property, and the display of signs.

12. One (1) pet shall be allowed to be kept in the owner's unit. All pets must be kept on a leash on the condominium grounds and shall be kept in a designated area and not allowed to roam the common areas. Each pet owner shall be responsible for cleaning up after his pet in the common area.

13. No unit owner shall allow anything to fall from the windows, patio, balcony, terrace, porch, or doors of the premises. A unit owner shall not place, store or use any item, upon any patio, chairs, tables and furnishings.

14. It is prohibited to dust rugs, etc., from windows, patios or balconies or to clean rugs, etc. by beating on the exterior of the buildings.