

# "THE RUSHES"

## AMENDED RULES AND REGULATIONS

1. Each unit shall be used for residential purposes and may not be used for any business or commercial purposes whatsoever.
2. Owners shall not use or permit the use of their premises in any manner which would be disturbing or be a nuisance to other owners or in such a way as to be injurious to the Reputation of the property.
3. The use of the unit weeks and the Condominium Property shall be consistent with existing laws, and the restrictions set forth in the By-Laws and Rules and Regulations of the Association and shall not constitute a nuisance.
4. The total number of residents and guests residing overnight in a unit shall not exceed (6) persons for two-bedroom units and eight (8) persons for units with three-bedrooms.
5. Common elements (as defined in The Rushes Condominium Declaration 5.1) and units shall not be obstructed, littered, defaced, or misused in any manner.
6. No structural changes or alterations shall be made to any unit, except with the approval of the Board of Directors of The Rushes Condominium Association.
7. No pets shall be kept or maintained in or about a unit or on the Condominium Property. This includes emotional support animals.
8. No owner or occupant of unit week(s) shall post any advertisements or posters of any kind in or on the unit or the Condominium Property except as authorized in writing by the Board of Directors of The Rushes Condominium Association.
9. Owners or occupants of unit week(s) shall exercise extreme care to minimize noises and in the use of musical instruments, radios, televisions sets, amplifiers, so as not to disturb other persons or parties using the condominium facilities.
10. No garments, rugs or other items, may be hung from the windows or other portions of units. No rugs, etc., may be dusted from the windows of the units; rugs, etc. may be cleaned within the units and not in any other portion of the Condominium Property.
11. All garbage and trash shall be deposited in the disposal installations provided for such purpose.
12. No owner or occupant of unit week(s) shall install wiring for electrical or telephone installations, install any type of television antenna, machines, or air conditioning units, etc., except as authorized in writing by the Board of Directors of The Rushes Condominium Association.
13. Bicycles may be used on the Condominium Property provided they are used giving due regard for pedestrians on sidewalks and walkways, and due regard is given that they are not used, kept or parked on the landscaped areas; and that they do not obstruct any walkway, sidewalk, street, roadway, or entrance to any building.
14. No motorcycle, motor scooter, motorized bicycle (moped) or other like vehicle shall be operated on the Condominium Property except for the purpose of ingress to and egress from the Condominium parking area.
15. No washing or repairing of motor vehicles is permitted on Condominium Property.
16. Smoking shall not be allowed in the Recreation Center.
17. Smoking shall not be allowed in the condominium units. Smoking is limited to the decks and outside of the condominium unit only. Said policy will be effective March 30<sup>th</sup>, 2001.