

# RULES AND REGULATIONS

## THE CASCADES CONDOMINIUMS

The CASCADES CONDOMINIUM (hereinafter 'CONDOMINIUM'), has been established with the objective of providing enjoyable, comfortable and dignified residential living. In furtherance of the purposes thereof, the Board of Governors of THE CASCADES CONDOMINIUM ASSOCIATION, INC. (the party responsible for the administration, operation and maintenance of the CONDOMINIUM) pursuant to the By-Laws of THE CASCADES CONDOMINIUM ASSOCIATION, INC., have adopted the following RULES AND REGULATIONS, which are in addition to and not in limitation of the provisions of the Master Deed and By-Laws:

In these RULES AND REGULATIONS, the word 'CONDOMINIUM' shall at all times refer to THE CASCADES CONDOMINIUM; and the words "common areas", "common elements", "Board of Governors", "Unit Owner(s)", shall have the meaning given to such terms in the Master Deed creating THE CASCADES CONDOMINIUM. Whenever the RULES AND REGULATIONS impose a duty or obligation upon a Unit Owner, additional, when the concept permits, it shall also include all family members, guests, and invitee of the "Unit Owner".

### **Section I**      USE OF THE UNITS.

1.     Residential Purposes. At all times, the units shall be used exclusively for residential purposes.
  
2.     Flammable Materials. No unit owner or any of his agents, servants, employees or visitors shall, at any time, bring into or keep in his unit, or in any portion of the common areas, any gasoline, kerosene or any other material of flammable, combustible or explosive nature.
  
3.     Draperies/Window Shades. Draperies, curtains or blinds must be installed by each unit owner in all windows of his unit and must be maintained in said windows at all times. The color of the drapes, curtains or shades visible from exterior must be white, off-white, or neutral (having little or no decisive color, and free from a mixture of other colors).
  
4.     Repair and Condition. Each unit owner shall keep his unit in a good state of preservation and cleanliness and shall abide at all times by State or Town Sanitary and other applicable codes.

5. Quiet Enjoyment. No unit owner shall do anything to interfere with other unit owners' quiet enjoyment of their respective units; and to that end, the volume of television sets, radios, phonographs, musical instruments and the like shall be turned down after 11:00 pm.
6. Effect on Insurance. No unit owner shall use his unit in such a manner as to result in the cancellation of insurance maintained by the Board of Governors on the CONDOMINIUM or in any increase in the cost of such insurance; however, uses resulting in certain increases in premiums may be arranged with specific written permission of the Board of Governors provided that the payment of such increased insurance costs be borne solely by the unit owner requesting same.
7. Signs. Unit owners may not display any signs of whatever nature in windows of their unit. Nameplates may be installed only in such places outside the unit as may be provided for the Board of Governors. Reserving unto the developer's broker, however, the right to display such "For Sale" or other appropriate signs, internally or externally, to facilitate the sale of such units; and until the developer has closed the initial sale of all units, neither the unit owners nor the Condominium Association shall interfere with the sale of such units.
8. Pets. A total of (1) common household domestic pet, such as dogs, cats and the like may be kept in the units unless otherwise prohibited by the Board of Governors as hereinafter described. There shall be a limit of (1) pet per unit, and no pet shall weigh in excess of 15 lbs. The owner of a pet assumes full liability for all damage to persons or property and to the Condominium Association caused by such pet. In no event shall a pet be permitted in any part of the condominium except under leash. All dogs must be licensed by the proper authorities, and must be properly and fully inoculated. The unit owner shall indemnify the Condominium Association and hold it harmless against any loss or liability of any nature whatsoever arising from or growing out of the allowance of the unit owner to have any pet animal in a unit or other portions of the condominium. Owners shall be responsible for the clean-up after their pets and shall attend to same promptly.
9. Equipment Compliance. All radio, television or other electrical equipment of whatever nature, installed by a unit owner within the unit or used in such unit shall fully comply with all rules, regulations and recommendations of the Board of Fire Underwriters or other similar Board and the public authorities having jurisdiction. The unit owner shall be solely liable for any damage or injury occasioned by any such equipment.
10. Miscellaneous. No unit owner shall hang laundry, clothes, sheets, rugs, or the like out of any unit or over balconies or in any of the common areas.

No projections, antennae or decorative articles shall protrude from any unit.

**Section II** COMMON AREAS.

1. Obstruction of Common Areas. Unit owners shall not cause, nor shall they suffer, obstruction of common areas and facilities, except for storage in any assigned storage areas as the Board of Governors may in specific instances expressly permit.
2. Improper use of Common Areas and Facilities. There shall be no use of the Common Areas and Facilities which injures or scars them or the planting hereon, increases the maintenance thereof, or causes embarrassment, disturbance or annoyance to the owners in the enjoyment of the condominium.
3. Falling Matter. No unit owner shall permit anything whatsoever to fall from the windows or doors or over balconies of the premises, nor shall they sweep or throw from the premises any dirt or other substance into any of the corridors, halls or elsewhere in the common areas.
4. Littering. There will be no littering. Paper, cans, bottles, cigarette butts and other trash are to be disposed only in appropriate trash containers, and under no circumstances are such items to be dropped or left on the grounds or other common areas and facilities of the condominium.
5. Projection/Décor. No unit owners shall permit any projection of whatever nature to protrude from any of the common areas, including installation of screening of balconies, awnings, antennae and the like. No lawn ornaments or other décor visible from the exterior of the premises may be placed upon any of the common areas; and any and all holiday décor as may be permitted by the Board of Governors shall be promptly removed by the unit owners within 20 days after such holiday. No décor or protrusion of any nature which shall otherwise damage any of the common areas shall be permitted.
6. Outdoor Equipment and Children's Playthings. Cooking equipment, lawn furniture, bicycles, children's wheeled vehicles and toys and other personal articles and equipment shall not be left outside the unit, except for appropriate seasonal use of furniture associated with open air patios, balconies and the like which are appurtenant to a unit and when used outside shall be maintained and located in such fashion as to meet safety and aesthetic standards as established by the Board of Governors from time to time.
7. Improvements to Common Areas and Facilities. Improvements to and landscaping of the common areas and facilities shall be done only by the Board of Governors or in such cases as permission of the Board of Governors has been obtained.

8. Recreational Facilities. Unit owners shall have use of the recreational areas designated at such reasonable hours and shall observe all rules and regulations appurtenant to the use of such facilities as posted. Such facilities shall be used at the risk of such unit owners, tenants and their guests; they shall indemnify and hold the Condominium Association harmless against any injuries or damages occasioned by the use of such facilities.
9. Outside Activities. There shall be no organized sports activities, picnicking or fires except in areas approved by the Board of Governors.
10. Trash Disposition. Trash disposition shall be made in such exterior receptacles as designated by the Board of Governors. Unit owners may not employ the use of their own trash cans in any of the common areas.
11. Maintenance Facilities. Any electrical outlet, water tap or the like that may be installed in any of the common areas for the use by the management and/or its employees or agents or servants shall not be used by the unit owners except as may be expressly agreed to by the Board of Governors upon request of a unit owner.
12. Speed Limit. Unless otherwise posted by the Board of Governors, the speed limit on all streets and driveways within the condominium shall be ten miles per hour (10 m.p.h.).
13. Parking. Unit owners shall comply with all parking regulations in accordance with the provisions in the Master Deed.
14. Parking Restriction. Only those vehicles which are currently inspected and licensed and in operable condition may be parked within the confines of the condominium.
15. Parking Spaces. Owners and their tenants shall be responsible to see that neither they nor their guests interfere with the right of other owners and their tenants to appropriate use of parking spaces. Repairing, servicing or washing of vehicles within the parking areas is prohibited. Vehicles parked in violation of this rule will be towed at the owner's expense. Guest (G space only). Residents park in assigned spaces.
16. Camper, Trailer, Boat, etc., Storage. No trucks or similar heavy duty vehicles, snowmobiles, boats, utility trailers, boat trailers or camping trailers will be allowed within the confines of the condominium unless appropriate temporary arrangements have been approved by the Board of Governors. This prohibition includes the overnight parking of such vehicles and equipment.

17. Locks and Keys. No unit owner shall alter any lock or install new locks on any door without the written consent of the Board of Governors. In case such consent is given, the unit owner shall provide the Board of Governors, or their agents, with an additional key pursuant to the Board of Governor's right of access to the unit. The Board of Governors' key shall only be used for emergency purposes.
18. Guests. Unit owners will be held responsible for the actions of their guests. If occupancy by guests create a nuisance to other owners, the Board of Governors shall have the right to request that the guests leave. Responsibility for such supervision shall rest with any owner who is the host of such guests.
19. Complaints. Complaints of violations of these Rules and Regulations should be made to the Board of Governors in writing. If the Board of Governors feel that the complaint is justified, they will take whatever action they deem necessary. The complainant will be notified in writing by the Board of Governors as to what action has been taken.
20. Storage Area. All residents are assigned storage bins. Each resident is responsible for their individual bin. Items left in the hallway area where these bins are located will automatically be disposed of. All items must be stored in the bins.
21. Common Hallway. All common hallways must be kept free of personal items. Anything stored under the stairwells will be disposed of immediately.
22. Outdoor Storage. (front and side deck area) Storage of personal items under the front deck areas is not permitted. Anything stored under these deck areas will be disposed of immediately.
23. Washing Machine Valves and Hoses. All washing machine valves and hoses must be installed in compliance with the materials approved by the Board of Governors. All hoses must be stainless steel and valves used must be the Oatly Brand. Any damage(s) incurred, due to the fact these valves and hoses do not comply to the above specifications, will be the complete responsibility of the unit owner.