



RULES & REGULATIONS

1. No part of the Property shall be used for other than housing and the purposes for which the Property was designed. No Unit shall be used other than as the residence of a single family without the prior written approval of the Board of Directors.
2. Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls or doors of a building and no sign, awning, canopy, shutter or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior consent of the Board of Directors.
3. No noxious or offensive activity shall be carried on in any Unit, or in the common areas; nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises in the buildings by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. No Unit Owner shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a phonograph, television set or radio in the premises at such high volume or in such other manner that it shall cause unreasonable disturbances to other Unit Owners.
4. No clothes, sheets, blankets, laundry or any kind of other articles shall be hung out of a Unit or exposed on any part of the common elements. The common areas shall be kept free and clear of rubbish, debris and other unsightly materials, and will not be obstructed or used for storage purposes without the written permission of the Board of Directors.
5. Except in recreational or storage areas designated as such by the Board of Directors there shall be no playing, lounging, or placing of baby carriages, or playpens, bicycles, wagons, toys, vehicles, benches or chairs, on any of the common areas except that balconies and patios may be used for their intended purposes. Storage by Owners in areas designated by the Board of Directors shall be at the Owner's risk.
6. Nothing shall be hung from the windows, balconies, or patios or placed upon the window sills, nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, balconies or patios. Water closets and other water apparatus in the buildings shall not be used for any purpose other than those for which they were constructed, nor shall any sweepings, rubbish, rags, paper, ashes or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Owner in whose Unit it shall have been caused. Trash shall be stored outside of Units only in containers in areas designated by the Board of Directors.
7. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted maintained or permitted on any part of the property, nor shall any "For Sale", "For Rent" or

"For Lease" signs or other window displays or advertising be maintained or permitted on any part of the Property or in any Unit therein, without the consent of the Board of Directors, nor shall any Unit be used or rented for transient, hotel or motel purposes.

8. Nothing shall be done or kept in any Unit or in the common areas which will increase the rate of insurance of any of the buildings, or contents thereof, applicable for residential use, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done, or kept in his Unit, or in the common areas which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law. No waste shall be committed in the common areas.
- 9, No animals, birds or reptiles of any kind shall be bred or kept in any Unit or in the common areas, except that a dog or cat or other household pet, approved by the Board of Directors, may be kept in Units, provided that they are not kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property subject to these restrictions upon three (3) days' written notice from the Board of Directors. In no event, shall any dog be permitted in any portion of the common areas unless carried or on a leash, or be curbed in any courtyard or close to any patio.
10. The parking areas shall not be used for any purpose other than to park automobiles, specifically excluding trucks, commercial vehicles, trailers and boats which may be parked in specially designated areas only. No vehicle shall be parked in such manner as to impede or prevent ready access to another parking space.
11. No balcony or patio shall be enclosed or covered by any awning or otherwise enclosed without the consent in writing of the Board of Directors.
12. Unit Owners shall not paint, stain, or otherwise, change the color of any exterior portion of any building.
13. Each Unit Owner shall keep his Condominium Unit and any balcony or patio to which he has sole access in a good state of preservation and cleanliness.
14. No Owner shall send any employee of the Association or Managing Agent out of the Village on any private business of the Owner.
15. All Unit owners, their families and guests will abide by rules of behavior for the swimming pools and recreation areas.
16. Unit Owners shall be held responsible for the actions of their children and their guests.
17. The Board of Directors, or its designated agent, may retain a pass key to the premises for use in emergency situations only. No Unit Owner shall alter any lock or install a new lock on any door of the premises without the written consent of the Board of Directors. In case such consent is given, the Unit Owner shall provide the Board of Directors, or its agent, with an additional key pursuant to its right of access to the premises.
18. Any complaint regarding the operation or management of the Condominium or regarding actions of other Unit Owners shall be made in writing to the Board of Directors.

19. Any consent or approval given under these rules and regulations may be added to, amended or revoked at any time by resolution of the Board of Directors.
20. The right is specifically reserved to the Board of Directors to rescind, change, or amend the foregoing rules and regulations and to adopt such other rules and regulations as from time to time the Board of Directors may deem necessary, pursuant to the By-laws.
21. **Charcoal Grills and Fire Pits:** Please be aware of the fact that charcoal grills and fire pits are not allowed on the property. Having a charcoal grill is in violation of the Rules and Regulation of West Farms Village #1 and they are also prohibited by our insurance carrier as they are considered to be a fire hazard. It is being requested that anyone who has a charcoal grill remove it from the property. Your cooperation will be appreciated as we do not want our insurance rates to increase which

21. Satellite Dish Antenna Requirements:

NOTE: Making any change to the exterior of the unit is a violation of the Rules and Regulations of the West Farms Condominium Association #1.

SCHEDULE 1 – SECTION 2: Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls or doors of a building and no sign, awning, canopy, shutter or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window, without the prior consent of the Board of Directors.

The following Requirements apply to installation of a satellite dish:

1. The satellite dish can be no larger than 18 inches in diameter and no higher than 3 feet.
2. There only two (2) areas where a satellite dish may be mounted:
 - The railing of the ground level deck
 - The railing of the balcony above the garage
3. Satellite dishes MAY NOT be attached to any other part of the building, including but not limited to the roof and/or shed.
4. Holes may not be drilled into the building in order to accommodate the running of wires.

The Satellite Dish Checklist must be submitted to the Board of Directors for approval prior to the installation of the satellite dish.

