

ATRIUM CONDOMINIUMS

RULES AND REGULATIONS

In these rules and regulations the words “common areas and facilities”, “Trustees”, “Unit Owners” shall have the meaning given to these terms in the Master Deed and the Declaration of Trust for Atrium Condominiums.

1. **No Obstruction of Common Areas.** Unit Owners shall not cause, nor shall they suffer, obstruction of assigned storage areas or except as the Trustees may in specific instances expressly permit.
2. **Effect on Insurance.** No Unit Owner shall use his/her Unit in such fashion as to result in the cancellation of insurance maintained by the Trustees on the condominium or in any increase in the cost of such insurance, except that uses resulting in increase in premiums may be made by specific arrangement with the Trustees providing for the payment of such increased insurance costs by the Unit Owner concerned.
3. **Nameplates.** Unit Owners may place their names only in such places outside the Unit as may be provided for by the Trustees.
4. **Pets.** Outdoor pets will not be allowed as of September 17, 1996. Unit Owners with existing pets will be grandfathered, provided however, the pets are kept on a leash at all times while on common grounds. Persons leasing or renting a Unit may not keep pets effective September 1996. Service Animals and Emotional Support Animals will require proper documentation to be provided to the property management company. This documentation includes a letter of necessity from the Owner’s physician, as well as current vaccinations and immunization records, and a photo of the pet.
5. **Radios, Phonographs, Musical Instruments.** The volume of television sets, radios, phonographs, musical instruments and the like shall be turned after 11:00 p.m. and shall not annoy the occupants of neighboring Units.
6. **Laundry.** No Unit Owner or Renter shall hang laundry, rugs, drapes and the like out of a Unit.
7. **Signs.** Unit Owners may not rent any Unit for transient purposes nor may they display “For Sale” or “For Rent” signs in windows of their Unit, nor may the Owners of residential units place window displays or advertising in windows of such Units.
8. **Abuse of Mechanical Systems.** The Trustees may charge to a Unit Owner any damage to the mechanical, electrical or other building service system of the Condominium caused by such Unit Owner by misuse of those systems.
9. **No Offensive Activity.** No noxious or offensive activity shall be carried on in any Unit, or in the common areas and facilities, 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 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.

10. **Renters and/or Lessees Responsibilities.** It is the responsibility of persons leasing or renting a Unit to contact their Unit Owner with any questions, problems, concerns or requests for authorization by the Trustees. It will be the Unit Owner(s) responsibility to contact the Trustees for clarification of approvals.
11. **Trustee's Approval.** Approval of any request must be given by two or more Trustees. Requests may only be made by Unit Owners.

The undersigned has read completely, and understands, these Rules and Regulations for the Atrium Condominiums.

Unit Owner

Unit #

Date

The undersigned has read completely, and understands, these Rules and Regulations for the Atrium Condominiums.

Tenant

Unit #

Date