

LAMER CONDOMINIUM PHASE I ASSOCIATION INC.
RULES AND REGULATIONS
Effective March 2003

The following Association Rules and Regulations are applicable to all owners, lessees, and guests of Building 1 and Building 2 of LaMer Condominium.

1. Owners who wish to rent their unit must use the lease form approved and supplied by the Association. Leasing is permitted to single families only and for a period of not less than THREE (3) months. Sub-leasing is not permitted. It should be noted that any remuneration, be it exchange, barter, timeshare, or compensation in any form, constitutes a lease and the three-month minimum requirement applies. Any member of the Board may act on behalf of the entire Board in approving a lease. A non-refundable \$50.00 fee must accompany the application. Sale Applications require a \$100 non-refundable application fee.
2. It is the responsibility of the owner to supply the lessee with a copy of the Association Rules and Regulations and to obtain a signed receipt prior to submission. It is also the responsibility of the owner to insure that guests abide by all Association Rules and Regulations.
3. Children under 14 years of age, who are guests of owners or relatives of owners, will be permitted to use the pools and other amenities only when accompanied by an adult. The cost of repairing any damage will be the responsibility of the owner of the unit, in which they are staying. No children under 18 years of age are permitted as overnight guests, unless owner or lessee is in residence.
4. Children shall not be permitted to loiter or play on walkways, stairways, lobbies, elevators, and traffic areas.
5. No owner, lessee, or guest shall be allowed to bring any pet into Building 1 or 2 or onto the Association's premises.
6. The public halls, sidewalks, and stairways shall not be obstructed or used for any other purpose than ingress and egress from the units.
7. No owner or lessee shall make or permit any disturbing noises in the building by himself or his family and friends, nor do or permit anything to be done by such persons that will interfere with the rights, comfort, or convenience of others. No one shall play audio equipment or musical instruments on the premises if it shall disturb or annoy other occupants in the building.
8. Individual tenants may not plant horticultural products on common property. Trimming and maintenance of the grounds will be uniform.
9. No exterior shades, awnings, or window guards shall be used, except as approved by the Association prior to any installation.
10. No sign, signal, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of the building, except as shall be approved in writing by the Association.

11. No radio or television aerial or connection shall be installed by the members outside of their respective apartments.
12. A butane gas grill is permitted, if used in a manner so as not to disturb or inconvenience other unit owners. When not in use, the grill cannot remain on the deck. Store the grill in the deck walk-in enclosure. Only a butane gas grill is permitted. Grills using charcoal or any other fuel are not permitted.
13. All units must be fully carpeted with sound resistant material, except in the kitchen and bathrooms. Entrance ways and other areas may be covered with other sound resistant materials.
14. The Association must have a key to all apartments in the event of an emergency, i.e., fire, water break, etc. When leaving your apartment, be sure that your windows and sliding doors are securely locked. When not in residence, it is important that keys to automobiles parked in the garage be left with the Association. It is also recommended that the water be turned off before leaving.
15. Garbage and Rubbish: Make certain that all garbage is securely wrapped and rip-free. Objects too large for the trash chute should be carried to the first floor trash bin. Material that can be recycled should be placed in the appropriate bin in the garage.
16. The right to use a reserved parking space belongs to the individual owner. It should not be used by others without specific permission.
17. The garage area is for automobiles only. Nothing else is to be stored in the garage area. The only exception is that bicycles or beach chairs may be stored against the wall, in front of the car. When the owner is not in residence, the bike is to be stored in the unit or in the dead area under the stairwell.
18. The use of lawn and patio furniture, etc., on the common areas in front of or adjacent to all buildings is prohibited.
19. Proper attire is expected, at all times, in the lobbies, elevators, hallways, and common areas. Except in pool area, all persons must wear shoes or sandals, as well as a robe, jacket, shirt or other covering over bathing suits and upper part of the body.
20. The parking or storing of any truck, all types of mobile homes, boats or trailers, and also those types of self-propelled trucks or buses, which have been equipped with living quarters for longer than 24 hours is prohibited. Further, no vehicle may be occupied or used for living, sleeping, or housekeeping purposes on LaMer property.
21. The maintenance employee is hired to care for common property only. If you wish to hire him for private property repairs, be sure that the work is scheduled for non LaMer hours, anytime after 3:30 pm.
22. When leaving your apartment for an extended period of time during the summer or fall seasons, remove all loose furniture and other articles from porches. Also make proper provisions for mildew control.

23. Entrance doorways may be replaced by the owner. New entrance ways must have a flat-surface door. Side lights and/or transom windows are permitted. The entrance way must be painted to conform with the rest of the building. Doors on balcony storage areas must also be flat surfaced and painted to conform.

MISCELLANEOUS

When you employ workers in your apartment (plumbers, electricians, etc), be sure they or their employees have a certificate of insurance for at least \$300,000.00.

If you plan to have work done in your apartment during your absence, such arrangements are your own responsibility. The Association will not enter or open an apartment for workers, except in an emergency.