

NOR'WEST PASSAGE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS AS OF MARCH 1, 2017

- 1. Each unit shall be occupied as a single-family private dwelling by the owner's guest and approved tenants and their guests, and for no other purpose. "Owner" means the person or persons that hold legal title to a unit, such person's spouse and any natural person beneficiary of any trust that holds legal title to a unit. "Family" means people who are related by blood, marriage or adoption. In as much as a unit may be used only for residential purposes, corporations, limited liability companies and partnerships (except for trusts described in the definition of "owner") may not take title to a unit.**
- 2. If the owner is not in residence and a family member or guest occupies is unit, such family member or guest must be authorized by written correspondence to the Association from the owner prior to such occupancy. After compliance with Declaration of Condominium paragraph 11.2.2.2 and approved by the Association, entire units may be rented, provided the rental is for a period of not less than one month and the occupancy is only by the tenant and the tenant's family and guests. No room may be rented and not transient tenants may be accommodated. Any rental and extension must be approved by the BOD.**
- 3. The common elements and limited common elements of the condominium property shall be used only for the purpose for which they are intended. Passenger automobiles, sport/utility vehicles, and vans, which do not exceed the size of one parking space, and bicycles, may be parked in areas provided for that purpose. Commercial vehicles, open bed pick-up trucks, campers, motor homes, motor cycles, trailers, boats, boat trailers, tools and exercise equipment are prohibited from being kept, stored, maintained or used in garage or other parking spaces. Moving vans and other vehicles weighing in excess of 1500 pounds are not permitted on the condominium property.**

4. Nothing will be permitted that will be a source of annoyance or interfere with the peaceful possession and proper use of the condominium property by its residents.
5. No immoral, improper, offensive or unlawful use may be made of the condominium property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.
6. Bicycles may be kept in garages, but may not be kept on Walkways or other portions of the condominium property.
7. No cooking, such as barbecuing or grilling, shall be permitted by owners or their guests or by tenants or their guests on any porches, patios, sundecks, balconies, walled-in gardens or other portions of the condominium property, except at the gas grill and fire pit located near the swimming pool.
8. All public areas, such as walkways, lawns and service areas, shall be kept free of articles that belong to owners or their guests or to tenants or their guests.
9. Game playing, bicycle, skateboard or scooter riding, roller-skating, etc., shall not be permitted on passageways, walkways or lawns.
10. Owners and tenants shall be responsible for the behavior of their children and all children who are their guests, such as using the elevators without supervision or any play destructive to property or disturbing to other residents. No child under ten years of age is permitted in or at the swimming pool without adult supervision.
11. All forms of noise making, including, but not limited to, television, radios, record players, disc players or other sound making or reproducing equipment, musical instruments, voices, wood garden gates, sliding glass doors, storm shutters, etc., must be kept at a level not disturbing to other residents. Particular discretion should be observed between the hours of 10 pm and 8 am.
12. Except as provided in the next sentence, owners and their guests and tenants and their guests are not permitted to have dogs or cats on the

condominium property. Other household pets may be permitted with the prior written consent to the BOF.

13. No clotheslines or similar devices for hanging clothing or towels shall be allowed on any porches, patios, sundecks, balconies or walled-in gardens of any unit or any other part of the condominium property. Except as otherwise permitted by law, nothing shall be hung, displayed or placed on the exterior walls, doors or windows of any unit or the condominium property without the written consent of the BOD. No signs shall be displayed from a unit or on the common elements, except such signs as have the prior written consent of the BOD.
14. Private pool and or fire pit parties will be permitted with prior written consent of the Association. Each party must be concluded by 9 pm and promptly thereafter the owner or tenant giving the party must return all areas affected by the party to their condition prior to the party.
15. The condominium has twelve inside parking spaces, which are assigned one to each unit. There are 12 outside parking spaces available for resident parking. If an owner or a tenant has visitors or guests, the owner or tenant shall request them to park on Bay Road outside the property's parking lot, particularly during the months between December and April.
16. No owner shall make, allow or cause to be made any structural addition to or alteration of the owner's unit or the common elements without the prior written consent of the Association. In consideration of other owners, structural or alterations to a unit or the common elements that will take more than five working days must be completed between June 1st and October 31st. All repairs and other work to the owner's unit shall be made between the hours of 8am and 5 pm, and shall not be made on weekends and holidays.
17. Each owner or tenant shall pay for the repair or replacement, as appropriate, of all damage to the condominium property caused by such owner or tenant or by workmen or guests of such owner or tenant.
18. No unit may be divided or subdivided into a smaller unit nor any portion thereof sold or otherwise transferred without first amending the Declaration of Condominium to show the changes in the units to be affected thereby.

- 19. No nuisance shall be allowed on the condominium property nor any use or practice which is a source of annoyance to residents or which interferes with the peaceful possession and proper residential use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist. No owner shall permit any use of his unit or of the common elements which will increase the rate of insurance upon the condominium property.**
- 20. Real estate open houses may only be held on Sundays between the hours of noon to 5pm. Announcements for open houses must clearly state that parking is not permitted in the parking lot but only on Bay Road and beyond. Signs announcing open houses may not exceed one square foot, and may only be displayed on Bay Road or other public roads.**