

RULES AND REGULATIONS

FOR

PRATTVILLE SCHOOL CONDOMINIUM

REQUESTS AND COMPLAINTS

Questions, suggestions, comments, or complaints about building maintenance should be communicated in writing first to the Management Company, who will relay the information to the Trustees, if necessary.

The Management Company has been instructed to refer to the Trustees any issues which the Management Company is not contracted to or able to resolve.

COMMON EXPENSES

Pursuant to Section 5.4.4 of the Condominium Trust, the Trustees shall approve a budget annually to take effect on the first day January each year. The Trustees shall notify the Unit Owners of the Common Expenses assessed to each Unit.

Common Expenses are payable, in advance, on the first day of each month. Late fees will be applied to payments not received by the 15th of the month. No notice shall be issued prior to the assessment of a late fee. The late fee schedule is as follows:

- 1) \$25.00 fine for payment not received by the 15th of the month.
- 2) \$25.00 fine for each and every month a payment is not made.

Payments shall be applied to the most recent month first. In addition, in the case of persistent violation of the rules and regulations by a Unit Owner, the Trustees may require such Unit Owner to post a bond to secure adherence to the timely payment of Common Expenses.

MOVE-IN/MOVE-OUT FEES; DELIVERY; DAMAGE.

Each Unit Owner will be required to pay a non-refundable \$150.00 Move-Out Fee to the Prattville School Condominium Trust. Such Move-Out fee will be due and payable in advance of obtaining a 6D Certificate or upon the end of a Unit Owner's occupancy of a Unit. A non-refundable Move-In fee of \$150.00 will be due and payable with the payment of first month's Common Expense, in the case of a new Unit Owner, and with the first month's Common Expense after a lessee occupies a Unit. Move-In Move-Out fees shall be treated as Common Expense owed by the particular Unit Owner or Unit Owners.

Unit Owners shall reimburse the Condominium for any damages to the Common Areas resulting

from moving or delivery of any item at any time.

Any Unit Owner or tenant of an investor owned Unit should notify the Management Company at least 72 hours prior to any move in or move out. This will allow sufficient time to install elevator pads to curtail cuts and scrapes within the elevator. Also, please be courteous to your neighbors during your move.

FINES

Any violation of these Rules and Regulations or the breach of the By-Laws, or the breach of any provision of the Declaration of Trust or the Master Deed or of the offending Unit Owner's Deed, shall give the Trustees the right, in addition to any other rights set forth in said documents, to enjoin, abate, or remedy by the appropriate legal proceedings, either at law or in equity (or both) any said breach. The Trustees shall have the additional power to levy fines against Unit Owners for such violations. Unless otherwise stated hereunder, each fine shall be as follows:

- 1) A \$25.00 fine for a first time offense.
- 2) A \$25.00 fine for each additional day a violation continues after notice, considered a separate violation
- 3) Action as determined by the Trustees for repeat offenses.

All fines shall be the responsibility of the Unit Owner. Collection of fines may be enforced against the Unit Owner or Unit Owners involved as if the fine were Common Expenses owed by the particular Unit Owner or Unit Owners. It is suggested that for investor owned units, leases contain a provision obligating the tenant to reimburse the Unit Owner for any fines resulting from a tenant's violation of the Rules and Regulations. Failure of the investor Unit Owner to recover fines owed as the result of tenant violations shall not excuse the investor Unit Owner from the responsibility for paying fines to Prattville School Condominium Trust.

Unit Owners will be notified in writing of any violation and applicable fines assessed.

UNIT WINDOWS AND DOOR

Each Unit Owner is responsible for the costs of repair of windows in their Units. Window treatments which can be viewed from the exterior of the building shall be white or white-lined.

Replacement windows and doors shall be uniform in color and material with the windows and doors presently used at the Prattville School Condominium or, if not available at the time of replacement or repair, with other windows or doors only with prior written consent of the Trustees or Management Company.

DECORATIONS

The Trustees, in their sole judgment, shall approve or disapprove for aesthetic, safety or other similar reasons, any Unit Owners, residents, or tenants use of decorations on the exterior of a

Unit door, window, balcony, or Common Areas, of any kind or description including floor mats, and any disapproved decoration must be removed after 24 hours written notice to the Unit Owner and/or tenant.

Permanent alterations such as paint, color, and material changes are not allowed.

BALCONIES

Clothes, sheets, blankets, laundry, rugs, drapes, dust mops or like articles shall not be hung or shaken out of any window, doors, over balcony or patio railings or walls or exposed on any part of the Common Areas and facilities of the Condominium. Use of balcony for storage, trash, barbecue grills is also prohibited.

JUNK MAIL

Every resident of the Prattville School Condominium is responsible for the disposal of junk mail, circulars, and advertisements in his or her own trash containers. Leaving this mail in the foyer creates an untidy appearance to anyone entering the building.

OBSTRUCTION OF COMMON AREAS

There shall be no action that injures or defaces the Common Areas and facilities of the Condominium or plantings thereon, increases the maintenance thereof, or causes unreasonable embarrassment, disturbance or annoyance to the Owners in their enjoyment of the Prattville School Condominium.

Improvements, maintenance and landscaping of the Common Areas, and facilities of the Condominium, shall be done only at the direction of the Trustees or Management Company, or in such cases where permission of the Trustees has been obtained. (Unit Owners must have written permission of the Trustees to alter any Common Areas and facilities of the Condominium.)

No baby carriages, bikes, other personal belongings may be allowed to stand or be stored in any space within the Common Areas. This includes hallways, stairs, stairwells, etc. Bicycles may only be stored, at the sole risk of the bicycle's owner, in the utility room on hooks, if available. All personal belongings must be removed from the hallways and other Common Areas. Any items found in the Common Areas and facilities of the Condominium may be discarded by the Trustees or the Management Company without notice and without incurring any liability therefore.

EFFECT ON INSURANCE

No resident shall permit anything to be done or kept in his or her Unit or in the Common Areas and facilities of the Condominium, nor shall any Unit Owner use his or her Unit in such a fashion as to result in the cancellation of insurance maintained by the Trustees on the

Condominium or in anyway increase in the cost of such insurance, or which would be in violation of any law. No waste shall be permitted in the Common Areas.

IMPROVEMENTS BY UNIT OWNER

All additions, alterations or improvements to any Unit, including those requiring the prior written consent of the Trustee, shall be performed in compliance with all applicable laws, regulations and codes, and when required thereby, by licensed contractors, and in such a manner as not to unduly inconvenience or disturb the occupants of the Condominium.

FIRE LAWS

Under no circumstances may a person do or permit anything to be done within any Unit or in or on Common Areas and facilities of the Condominium which would be in violation of any regulation of the local Fire Department or state or local fire law, ordinance, rule or regulation pertaining to the same, which now exists or is hereafter promulgated by any public authority.

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 Common Area and facilities of the Condominium caused by such Unit Owner by misuse of those systems.

NO OFFENSIVE ACTIVITY

No noxious or offensive activity shall be carried on in any Unit, or in the Common Areas and facilities of the Condominium, nor shall anything be done therein, whether willfully or negligently, which may be or become any 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, not do or permit anything to be done by such persons that will interfere with the rights, comforts, or convenience of other Unit Owners. No Unit Owner, tenant, or contractor shall perform work in any Unit that results in noise or other disturbances prior to 10:00 a.m. or after, 8:00 p.m. Saturdays, Sundays, and Holidays

TELEVISIONS, RADIOS, STEREOS, EXERCISE EQUIPMENT, ETC.

The volume of television sets, radios, stereos, and other musical instruments, etc., must be turned down after 11:00 p.m. and before 8:00 a.m. and shall at all times, be kept at a sound level that will not annoy occupants of other Units. Televisions, stereos or other musical instruments used on the balconies should be kept at low volumes. Exercise equipment often can create noise, which may bother other residents within the building. If the noise cannot be abated sufficiently to the satisfaction of all, then the offending equipment cannot be used. Please use care in closing doors abruptly and walking on hardwood floors in hard soled shoes.

LAUNDRY ROOM

Keep laundry room door closed. Do not leave laundry unattended. All laundry items left unattended are at the sole risk of the individual using the laundry facilities.

REFUSE/TRASH

All garbage, newspapers, must be discarded in the trash room. The refuse/trash taken to the trash room must be placed in appropriate trash bags inside the trash barrels.

If you have large trash items that will not fit in the barrels, or is a result of remodeling, you must call the Management Company to make arrangements for a special pick-up. The cost of this pick-up will be assessed as additional Common Expense. For example, if you purchase a new refrigerator or dishwasher and the vendor will not take the previous items with them, then you must call the Management Company to arrange for a special pick-up. Such debris should never be left in or around the trash room.

PETS

Animals must be leashed at all times.

Dogs must be licensed. License information must be promptly reported to the Management Company within ten (10) days of obtaining such dog by a Unit Owner.

Owners are responsible for all clean up of interior and exterior premises with respect to their pet. Use of proper refuse container required

AUTOMOBILES

The washing, and/or repairing of automobiles or any other vehicles (except emergency repair) is not permitted in the parking lot. The intent of this rule is that while wiping off windshields, cleaning off snow, checking of oil level, etc. is accepted and permitted in assigned parking spaces, the parking lot shall not become a car wash or a place for extensive repair of automobiles or motorcycles, etc., or revving up engines or changing the oil.

PARKING

Parking is limited to automobiles only. No commercial vehicles, boat trailers, motorcycles or unregistered vehicles of any kind may be parked or stored in the parking areas. All vehicles must be currently registered and have valid inspection stickers. Unauthorized vehicles will be towed at their owners expense. No parking is allowed in other than in lined spaces. There is no parking in driveways.

Parking is permitted in your Units deeded space(s) only. There is no parking reserved for visitors. Visitor parking is allowed only on the street. It is the residents responsibility to inform

their guests where to park.

Unit Owners and their tenants have the right to have violators removed from their deeded parking space. If someone is parked in your space, you must call the tow company designated by the Trustees or Management Company from time to time and have the vehicle towed. Neither the Trustees, nor the Management Company has the right to tow vehicles from deeded spaces.

SOLICITING

No person, including any Unit Owner, shall enter or go through the Condominium for the purpose of canvassing the Residents, or for the purpose of vending, peddling or soliciting orders for any merchandise, book, periodical, or circular of any kind or nature whatsoever, or for the purpose of soliciting donations or contributions for, or distributing any handbill, pamphlet, circular, tract, book notice or advertising matter, provided, however, that such canvassing, vending, peddling, soliciting or distribution may be made with the prior written consent of the Trustees.

KEEP OFF THE GRASS

Notices must be observed at all times. Ball playing, frisbees, etc. are strictly prohibited.

No bare feet are allowed in the hallways, stairways or elevators. This is for your safety.

KEYS

If any key or keys are entrusted by a Unit Owner or occupant or by any member of his family or by his agent, servant, employee, licensee or visitor to any Trustee or agent of the Management Company, whether for such Unit or an automobile, trunk, or other items of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and neither the Trustees nor the Management Company shall be liable for such injury, loss, or damage of any nature whatsoever directly or indirectly resulting there from or connected therewith.

UNIT INSPECTIONS

The agent of the Trustees or the Managing Company may enter any room or Unit in the buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit for the presence of vermin, insects, or other pests, and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests or to prevent any damage due to emergency conditions such as leaking water.

REPAIRS

The precise distinction between individual and common responsibility for repairs is defined in the By-Laws and Master Deed. Generally, any problem that initiates within the Unit is the

responsibility of the Unit Owner; any problem that initiates outside the Unit is the responsibility of either the Trust or another Unit Owner. If you are uncertain as to the responsibility of a repair, please contact the Management Company.

VANDALISM

A Unit Owner is responsible if a family member, visitor or lessee of such Unit Owner defaces or damages Common Areas. Such Unit Owner will be billed for damages caused by these persons.

FIRE

The fire alarm system will sound an alarm on each floor of the building. Upon hearing the alarm, residents should evacuate the building via the stairs.

You should never enter an elevator during a fire, the electric current could go off and you would be trapped.

CONTRACTORS

Contractors must clean up after themselves. It is the responsibility of the Unit Owner to make sure all materials (i.e. carpet scraps, boxes, old furniture, etc.) are properly disposed of at Unit Owner's expense. These materials should never be put in the trash room. Any contract should contain a provision whereby all debris must be removed from the building at the Unit Owner's expense and not placed in the trash room.

SIGNS

Unit Owners may not display any signs, including "For Sale" or "For Rent" signs in the windows of their Unit nor may the Unit Owners place window displays or advertising in window of such Units.