

Schedule A

Angel View Condominium Association Rules and Regulations

1. Any common sidewalks, driveways and entrances shall not be obstruction or used by any unit owner for any purpose than ingress and egress from the units.
2. Except as to the areas termed limited common elements, no articles shall be place on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.
3. No vehicle belonging to or under the control of a unit owners or a member of the family or a guest, tenant, lessee or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a unit. Any traffic flow markings and signs regulation traffic on the premises shall be strictly observed.
4. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any suit owner without the consent of the Board of Directors of the Association.
5. **BETWEEN THE HOURS OF 11PM AND 7 AM.**
Owners and occupants shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, televisions sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants, or occupants of other units.
6. Disposition of garage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
7. No animals, birds, reptiles, or insects, (hereinafter for brevity termed "animal") shall be kept, maintained or harbored in the project except for household pets, unless permitted in writing by the Managing Agent, or, if there is no Managing Agent, by the Board. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious to their owners, in which event the owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected, the owner, upon written notice, will be required to dispose of the animal. The written notice provided for herein shall be issued by the Managing Agent, or if there is no Managing Agent, then by one or more of the members of the Board.
8. Any damage to the general common elements or common personal property causes by the owner or a child or children of a unit owner or their guests or the guests of a unit owner shall be repaired at the expense of that unit owner.
9. The Managing agent, or if there is no Managing Agent then the Board, shall retain a pass key to each unit. No Owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, then the owner shall provide a key for the Managing Agent's or the board's use.

Adopted 1992 amended 1996 and 2005:

10. Pet Policy.

- (a) Owners only (NOT) Renters/Tenants are allowed to have household pets. Pets are not allowed to be housed on any common or limited common areas, which includes, but is not limited to front porch or back decks. **Any owner wishing to have pets must notify the board or management company in writing. Forms will be available from the business office. No exceptions will be allowed without the Board approval.** Further, any owner not complying with this regulation is on notice that he/she is solely liable for any injury or damage which may be caused to person or property from any animal. (1992)
 - (b) An Indemnity and Hold Harmless agreement for the association signed by any owner with a pet on the premises must be on file in the business office of the Association. (1995)
 - (c) Pet Rules Violation and Penalty (2005)
 - 1. A fine of \$150 to any owner who violates this rule for any reason.
 - 2. A \$25 per day fine will also be assessed to any owner when a pet remains on the property 2 weeks after initial notification (via certified return receipt mail) from the management company.
11. Barbeque grills are restricted from use in/on any limited common elements of the property.
- (a) Barbeque grills may not be housed on porches or decks of the property as is: limited common elements.
 - (b) Barbeque grills may be stored in garages.
 - (c) Barbeque grills may not be used in drive or grassy areas on the property.
 - (d) Barbeque grills noticed on any common elements will be promptly removed by the management company.
12. Satellite Dishes and DSL receiver will not be allowed: (amended 2019)
- (a) A fine of \$150 will be imposed for non-compliance.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations.