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SCHEDULE A
RULES AND REGULATIONS
OF
WILLOUGHBY PARK TOWNES

1. The walkways in front of the Townhouse and the entranceways to the Building shall not be obstructed or used for any purpose other than ingress to and egress from the Units.
2. No exterior of any Unit shall be decorated by any owner in any manner without prior consent of the Board of Directors.
3. No boats, trailers, bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand in any of streets or driveways without consent of the Board of Directors.
4. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the Units in the development or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
5. Each owner shall keep such owner's Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit anything to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.
6. No shades, awnings, window guards, ventilators, fans, or air conditioning devices shall be used in or about the building except such as shall have been approved by the Board of Directors.
7. All garbage and refuse from the Units shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Board of Directors may direct. It is the responsibility of each unit owner to contract for waste disposal.
8. All radio, television or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the unit owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such unit, no such apparatus shall be installed by a unit owner without the express written consent of the Board of Directors.
9. The agents of the Board of Directors and any contractor or workman authorized by the Board of Managers may enter any room or unit in the building at any reasonable hour of the day after notification (except in case of emergency) for the presence of any 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.
10. No vehicle belonging to an owner or to a member of the family or guest, tenant, or employee of an owner shall be parked in such a manner as to impede or prevent ready access to another owner's unit. The owners, their employees, servants, agents, visitors, licensees and the owner's family will obey the parking regulation posted on the private streets and drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners.
11. All damage to the Units caused by the moving or carrying of any article therein shall be paid by the owner responsible for the presence of such article.

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12. No owner shall use or permit to be brought into the Units any inflammable oils or fluids such as gasoline, kerosene, naphtha, or benzene or other explosives or articles deemed extra hazardous to life, limb or property, without in each case obtaining written consent of the Board of Directors.

13. The owners shall not be allowed to put their names on any entry of the Units except in the proper places provided for such purpose.

14. No owner shall do any painting of the exterior of the Units without the written consent of the Board of Directors.

15. Draperies, blinds, or curtains must be installed by each Unit Owner on all windows of his unit and must be maintained in such windows at all times.

16. Any owner wishing to plant flowers, trees or shrubs outside of his Limited Common Area must obtain written permission from the Board of Directors before doing so.

17. Any damage to the buildings caused by owner's children or their guests shall be repaired at the expense of the unit owner/parent.

18. Any consent or approval given under these Community rules by the Board of Mangers shall be revocable at any time.

19. These Community Rules may be added to or repealed at any time by the Board of Directors.

20. No commercial business may be conducted from any unit.

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