

# CENTERSTONE L5 ASSOCIATION

## RULES & REGULATIONS

These Rules & Regulations are adopted in accordance with Articles 7.6 of the Condominium Declaration for Centerstone L5 Condominiums ("Covenants"). In adopting the Rules & Regulations, it is recognized that a condominium project, by its nature, is owned in common by all Unit Owners and that all such Owners are Members of the Condominium Association, and, as such, each Owner is responsible for the preservation of the Common Interest Community. Owners and their property values may be impacted by the acts of other Owners. The Covenants provide for commercial uses within the Condominium Project. It is the intention that these Rules & Regulations are to be applied equitably among all Owners.

### 1. Common Areas – Hallways, Elevators, Stairways And Sidewalks

1.1 Obstructions. Halls, elevators, stairways and sidewalks ("Accessways") are intended to be utilized to access the Units. Such Accessways are not to be utilized for storage or to be obstructed. Any personal items, if found in Accessways, may be removed and disposed of by the Association and the expense of such removal or disposal may be charged to the Owner as determined by the Executive Board. Particularly, no plants, bicycles, furniture, signage, statuary or other items will be permitted to be kept in any Accessway without the permission of the Association's Board of Directors ("Executive Board").

1.2 Excessive Noise and Disturbance. No excessive noise or other activities, which would have the effect of disturbing other Owners, shall be allowed in any Accessway.

1.3 Décor. The Executive Board shall have the sole authority to establish Accessway décor, including making all decisions involving color schemes, wall coverings, window coverings, floor coverings, lighting and wall hangings. No resident may modify any Accessway décor without the approval of the Executive Board.

1.4 Security. Unit occupants shall afford access only to that Owner's tenants, guests, or invitees and no unauthorized individual shall be afforded access by any Unit Owner. Exterior doors shall be closed and, where appropriate, locked at all times and shall not be propped open, affording non-authorized persons access to the Condominium Project. Access keys and cards and security codes, if any, shall be kept confidential and shall not be disseminated except to Unit occupants and family members.

1.5 Access Keys. No Unit Owner shall duplicate any access card or door key. All access cards and access door keys shall be turned in to the Executive Board upon sale of any Unit, and the Executive Board may charge an Owner that fails to return an access card or access door key any cost of re-keying the building. The Association may re-key access doors or change security codes at its discretion. All Owners shall provide 24/7 contact information to a person or firm who can provide emergency Unit access.

