

SCHEDULE OF BY-LAWS
OF
GRENELEFE ASSOCIATION OF CONDOMINIUM
OWNERS NO.1, INC.

RULES AND REGULATIONS

1. The sidewalks, entrances, halls, corridors and stairways of apartment buildings shall not be obstructed or used for any other purpose than ingress to and egress from apartment units.
2. No article shall be placed in any of the corridors, halls or stairways in any building nor shall the same be obstructed in any manner. Nothing shall be hung or shaken from doors, windows, walks or corridors of an apartment building.
3. None of the common elements of the Condominium shall be decorated or furnished by any apartment owner or resident.
4. Apartment owners are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of an apartment building, including patios and decks appurtenant to apartments, is subject to the provisions of the Declarations of Condominium.
5. No apartment owner or resident shall play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set or other loud speaker in an apartment between the hours of 11 P.M. and the following 8 A.M. if the same shall disturb or annoy the other occupants of the building.
6. All garbage refuse is to be deposited only in the facilities provided in each apartment building for that purpose.
7. No cooking shall be permitted on any patio or deck of an apartment.
8. All doors leading from the apartments to common elements shall be closed at all times except when in actual use for ingress and egress to and from common elements.
9. Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for the storage of boats, inoperative automobiles, or any purpose whatever other than parking facilities, as aforesaid. An apartment owner may not lease or assign his parking space, if any, except in conjunction with a lease of his apartment, which lease has been approved in accordance with the provisions of the applicable Declarations of Condominium. Note: Related to this rule, the Declarations state, "No campers, trailers, motorhomes, boats, or vans or trucks having capacity over one ton or having more than six wheels may be parked on Association property. Furniture moving trucks or large delivery trucks are prohibited in the parking areas and drive except for temporary loading and unloading for a period not to exceed eight hours."
10. Complaints regarding the service of the Condominium shall be made in writing to the Board of Directors or to the Manager.

11. Laundry and drying rooms shall be used in such manner and at such times as the Board of Directors or the Manager may from time to time direct. Such directions shall be posted in each laundry and drying room.
12. Apartment owners, residents, their families, guests, servants, employees, agents, visitors, shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof or power rooms of any building. Entry upon the roof is permitted for the purpose of repairing or servicing the air conditioning and heating units.
13. There shall not be kept in any apartment any inflammable, combustible or explosive fluid, material, chemical or substance except for normal household use.
14. Payments of monthly assessments shall be made at the office of the Association. Payments made in the form of checks shall be made to the order of the Association. Payment of regular assessments are due on the first day of each quarter and if ten or more days late, are subject to charges as provided in the Declarations of Condominium. Such charges may not be waived by the Manager.
15. No apartment owner or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association nor shall he attempt to send any of such employees upon private business of such apartment owner or resident.
16. Per amendment to the Declarations of Condominium, "Satellite dishes and antennae: Satellite dishes larger than 1 meter (39.37 inches) in diameter, measured across the widest part of the dish, are prohibited. No satellite dish may be installed on any common area, including, but not limited to, roofs, building siding, fronts of buildings and exterior sides of rear posts nor may any satellite dish extend more than 36 inches into the air space of the common element. All satellite dishes or antennae must be installed on a member's exclusive use area only and in a location acceptable to the Association so long as such placement does not impede a signal of acceptable quality, unreasonably increase the cost of installation or unreasonably delay the installation. No satellite dish or antenna shall be installed in an area that would block any fire exit, walkway, ingress or egress from any area, fire extinguisher, access to safety equipment, electrical panels, water shut-off valves or any other area necessary for the safe operation of the Association."

OTHER RULES AND REGULATIONS

1. No signs, free standing or otherwise installed, shall be erected or displayed in or on any condominium unit so as to be visible to persons from the outside of said unit unless the placement, character, form, size or related matters are first approved by the Association. The Association shall have the right of entry into any unit for purposes of removing any sign erected in violation of this rule and the Association, its employees and agents shall have no liability whatsoever resulting from such sign removal.
2. The use of barbeque grills by all owners as well as guests shall not be allowed on the premises.