

RULES AND REGULATIONS

1. Each Unit shall be used in a manner consistent with a first class professional office building.

2. The halls, passages, and stairways shall not be obstructed by any Unit Owner or used by any Unit Owner for any other purpose than for ingress and egress from and to their respective offices. The halls, passages, entrances, and stairways are not for the use of the general public and the Association shall in all cases retain the right to control and prevent access thereto of all persons whose presence in the judgment of the Association shall be prejudicial to the safety, character, reputation and interest of the Property and its Occupants. No loitering is permitted in the halls, passages, stairways and parking lot of the Property.

3. The restrooms, and kitchen areas shall not be used for any purpose other than those for which they were constructed, and no rubbish, chemicals or refuse or other injurious substances, shall be thrown therein. Any damage resulting from such misuse or abuse shall be borne and immediately paid by the Unit Owner by whom or by whose employees it shall have been caused.

4. No Unit Owner shall cause unnecessary expense by the Association or other Unit Owners by reason of carelessness and indifference to the preservation of good order and cleanliness in the Property.

5. Unit Owners shall not make or commit any improper noises or disturbances of any kind in the Property, smoke in the Property or mark or defile the restrooms, or the walls, windows or doors of the Property, or interfere in any way with other Unit Owners or those having business with them.

6. Music, including vocal and instrumental, shall not be permitted at volumes audible outside the Units.

7. All occupied Units on the second floor of the Property shall include heavy impact carpet pad, rubber matting or other suitable material sufficient to prevent the transmission of noise and sound to the first floor Units below.

8. The Association reserves the right to rescind any of these rules and to make such other and further rules and regulations as in the Association's judgment may from time to time be needed for the safety, care, maintenance, operation and cleanliness of the Property, and for the preservation of good order therein, which, when so made and notice thereof shall have been given to Unit Owners, shall have the same force and effect as if originally made a part of the foregoing rules.