

## **TWIN VALLEY COMMERCIAL CENTRE CONDOMINIUM**

### **Twin Valley Commercial Centre Condominium Association, Inc**

#### **Rules and Regulations**

Using your Unit will be more enjoyable at Twin Valley Commercial Centre Condominium (the "Condominium") if the entire property is kept neat and clean and if no one acts in such a way as to infringe on the rights of others. These Rules and Regulations have been developed and adopted by the Board of Directors (the "Board") of Twin Valley Commercial Centre Condominium Association, Inc. (the "Association"), to accomplish these objectives and to assure the successful operation of the Condominium. These Rules and Regulations are in addition to and supplement the provisions of the Declaration, the Association's Articles of Incorporation and the Association's Bylaws. Capitalized or defined terms shall have the meaning set forth in the Declaration unless otherwise defined herein.

These Rules and Regulations apply to all Unit Owners and their Guests, except that certain of the Rules and Regulations only apply to Unit Owners as indicated below. "Guests" include any person in lawful possession of an Owner's Unit (such as, a tenant or subtenant) or any person who uses, occupies or comes upon the Common Elements with the Owner's consent given expressly, impliedly or by acquiescence (such as a business guest, vendor or customer). Unit Owners are responsible for their Guests and their behavior.

The following Rules and Regulations are made specifically subject and subordinate to those licenses and rights granted or reserved by the Declarant, as set forth in the Declaration

#### **A. Units**

1. No use of a Unit shall create any nuisance or unreasonable annoyance for others. Owners and Guests will exercise proper care to minimize noise in connection with the use of a Unit, so as not to disturb other persons occupying Units or using the Common Elements.
2. No use of a Unit shall damage or interfere with the operation of the Condominium's Common Elements.
3. Owners of Units shall not be permitted to display any for sale, for rent or other sign, advertisement, or poster, in or on any window or on the exterior of any Unit, or any other part of the Common Elements except such as shall be approved in writing by the Association. This rule shall not, however, be construed as preventing or in any way limiting the rights of the Declarant with regard to the marketing or sale of Units owned by the Declarant.
4. Owners will maintain their Units at all times in compliance with all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction over the Condominium.

5. A Unit may not be used by an Owner (or by anyone else), as his/her permanent and legal residence.
6. Unit plumbing and related apparatus (including toilets), shall not be used for any purposes other than those for which they are intended, nor shall improper articles be disposed of in them. Any damages resulting from misuse thereof shall be borne by the Unit Owner upon whose premises such damage shall have been caused.
7. No Unit Owner or Guests shall install or operate any supplemental heating equipment or use any illumination other than that originally installed in the Unit, or use or permit to be brought into the Condominium building any flammable liquids or gas such as gasoline, kerosene, propane, naphtha or benzene, or other explosives, or articles deemed extra hazardous, without in each case first obtaining the prior written consent of the Board..
8. No Unit Owner or Guests shall tamper with or in any way alter any safety equipment or heating or air conditioning equipment in the Units or any Common Elements.
9. The temperature in all Units shall be maintained at a reasonable level during the entire year to insure proper operation of all utilities including, but not limited to, plumbing. Each Unit Owner is responsible for any damage caused to the Owner's own Unit, to any other Unit or to any Common Elements caused by the Owner or the Owner's Guest's failure to maintain a reasonable temperature. The Association reserves the right (but not the obligation) to enter Units to adjust the heat of said Units to reduce the likelihood of freezing plumbing fixtures.

**B. Common Elements - Parking Areas, Driveways and Walks**

1. No use of any Common Elements or Limited Common Elements shall create any nuisance or unreasonable annoyance for others. Unit Owners and Guests will exercise proper care to minimize noise in connection with the use of the Common Elements or Limited Common Elements so as not to unreasonably disturb other persons using the Condominium.
2. No vehicle shall be parked in any such manner so as to impede or prevent ready access to any parking areas by all Unit Owners and Guests. Unit Owners and Guests will obey all parking regulations and any other traffic regulations promulgated in the future by the Association for the safety, comfort and convenience of the Units Owners. All Parking Stalls are assigned to or reserved for the use of a specific Unit by the Association with an assigned number corresponding to the Unit to which the Parking Stall is assigned. Each Unit Owner shall have the right to the use of at least four Parking Stall generally located as near as possible to his/her/its Unit(s), which Parking Stalls are Limited Common Elements. Unit Owners and Owner's Guests may park only in the

Parking Stalls assigned to his/her/its Unit, provided, however, the Association may place various restrictions from time to time on the parking of vehicles.

3. Unauthorized cars in any parking space shall be removed with the assistance of the police and/or the vehicle will be towed at the vehicle owner's expense.
4. No vehicle repairing, changing of oil or any similar activity shall be permitted anywhere on the Condominium.
5. All vehicles are to have current licenses. Junk vehicles, inoperable vehicles and those without current license plates are prohibited.
6. The Common Elements (including Limited Common Elements) will be kept free and clear of rubbish, debris and other unsightly materials and will not be obstructed, littered, defaced or misused in any manner.

C. Miscellaneous

1. Neither the Board, the Association nor any of its officers, agents or employees are responsible for personal property left in any Units, in or on any Common Element or Limited Common Element or in vehicles parked in the parking areas.
2. Agents of the Association (including any Manager) are only allowed to enter individual Units in the case of an emergency or as otherwise authorized in the Declaration, the Association Bylaws, or these Rules and Regulations. The Association and the Manager shall be entitled to retain a pass (master) key to all Units.
3. Bicycles may only be parked in designated areas of the Condominium Common Elements, and may not be parked or stored in any Unit or Limited Common Element unless specifically approved by the Association.
4. Fire doors shall not be used for ingress or egress.
5. All Unit Owners and their Guests shall abide by such rules that are provided to the Unit Owner by the Association.
6. If you notice any suspicious person on or about the Condominium, call the Manager or the police.

D. Compliance and Enforcement of Rules and Regulations

1. These Rules and Regulations apply to each Unit Owner and his/her Guests (unless a specific rule or regulation is limited in its application to Unit Owners).
2. Losses or damage to Common Elements or another Unit caused by a Unit Owner or his Guests shall be the responsibility of said Unit Owner. Such losses or damages may be chargeable to the Unit Owner as a special assessment.

3. Routine enforcement of these Rules and Regulations shall be by the Association or by the Manager, which shall adopt enforcement policies and procedures.
4. Local police will be called for enforcement of ordinance and other violations of law.
5. Unit Owners should promptly report infractions of these Rules and Regulations to the Association or the Manager.

**The Board reserves the right (as provided in the Declaration and Bylaws) to amend, alter or cancel any of these Rules and Regulations and to make such other Rules and Regulations from time to time as may be deemed necessary for the safety, care, general welfare and cleanliness of the Condominium and Unit Owners and for enhancing the comfort and convenience of all Unit Owners.**