

**TABLE OF CONTENTS FOR
RULES AND REGULATIONS OF
BRIDGE VIEW RIVER LOFT CONDOMINIUM OWNER'S ASSOCIATION, INC.**

| | |
|---|---|
| Preface | 1 |
| Method for Enforcing Rules and Regulations | 1 |
| Method for Changing or Adding Rules and Regulations | 1 |
| I. Landscape Maintenance | 1 |
| II. Exterior Changes | 2 |
| III. Common Entrances, Hallways, etc. | 2 |
| IV. Exterior Lighting | 2 |
| V. Window Washing | 2 |
| VI. Recreational Vehicles, Boats and Trailers | 2 |
| VII. Parking | 2 |
| VIII. Refuse Storage and Removal | 3 |
| IX. Nuisances | 3 |
| X. Pets | 3 |
| XI. Lease of a Unit | 3 |
| XII. Grills | 4 |

**RULES AND REGULATIONS
OF
BRIDGE VIEW RIVER LOFT CONDOMINIUM
OWNER'S ASSOCIATION, INC.**

PREFACE

The rules and regulations established by the Board of Directors (herein the "Board") of the Owner's Association are not meant to be restrictive or infringe on the rights of individuals. They are set forth to ensure the full enjoyment of your condominium residence and its surroundings. Cooperation by all is requested. Guests, tenants, and lessees (collectively "Occupants") are subject to the same rules and regulations as Unit Owners except for modifications by the Board in writing.

METHOD FOR ENFORCING RULES AND REGULATIONS

1. Unit Owners should report flagrant or repeated infractions of rules and regulations to the management office or the Board in writing.
2. Upon the first infraction of a rule or regulation, the Unit Owner, and the occupant of the Unit, if any, will receive a letter from the Board. Upon the second infraction of a rule or regulation, the Unit Owner, and occupant, if any, will be requested to appear before the Board. If a satisfactory settlement of the rule or regulation which is or has been violated is not reached at this meeting, the Board will commence legal proceedings to enforce the rule which is or has been violated.

METHOD FOR CHANGING OR ADDING RULES AND REGULATIONS

Rules and regulations are established by the Board and amended from time to time by the Board. Unit Owners wishing to suggest a change in a rule or regulation should make their request in writing to a member of the Board for consideration by the full Board.

I. LANDSCAPE MAINTENANCE.

1. Unit Owners may not give instructions to any maintenance individuals in regard to landscape maintenance.
2. Unit Owners may not change, add, or subtract plant materials or landscape vegetation without written permission from the Board.

II. EXTERIOR CHANGES.

1. Unit Owners may not make any exterior changes to the building or grounds without written permission from the Board.
2. Furniture, umbrellas, deck furnishings, or plant materials shall not obstruct the view or be detrimental to the enjoyment of any other Unit Owner.
3. Decks and porches are considered private, and will not be a part of landscape maintenance.
4. No permanent structure shall be installed on a deck or porch area without the express written consent of the Board.

III. COMMON ENTRANCES, HALLWAYS, ETC. All common areas are to be kept in a clean and orderly condition by the Owner's Association. Limited common areas such as stairways shall be kept in a clean and orderly condition by the Unit Owner.

IV. EXTERIOR LIGHTING.

1. All outdoor lighting is permanent and may not be changed by Unit Owners.
2. Unit Owners shall be responsible for changing their own interior bulbs and exterior porch bulbs.
3. Additional hallway, deck, or exterior lighting is not permitted except with the written permission of the Board.

V. WINDOW WASHING. All window washing is the responsibility of the individual Unit Owner.

VI. RECREATIONAL VEHICLES, BOATS AND TRAILERS. Owners of recreational vehicles, boats or trailers should make appropriate arrangements for their storage other than on the Condominium property. Recreational vehicles, boats or trailers may be parked in a garage assigned to a Unit provided that the garage door is kept closed at all times except when entering and exiting. Recreational vehicles, boats or trailers may not be parked in driveways, entrance ways, or the exterior common parking lot.

VII. PARKING. Vehicles shall be parked within garages with the door kept closed at all time except when entering or exiting and except for limited outdoor parking as provided in Section 8 of the Declaration. There shall be only one vehicle, boat or recreational vehicle per stall in the underground garage without the prior written approval of the Board.

VIII. REFUSE STORAGE AND REMOVAL.

1. Refuse shall be placed in plastic bags and put in trash containers provided by the Association.
2. Individual containers outside of a Unit are not permitted.

IX. NUISANCES. Residents shall refrain from any activity which, in the judgment of the Board, creates a nuisance to neighboring residents or Unit Owners.

X. PETS.

1. Dogs, cats, birds, reptiles and all other animals and pets are not permitted anywhere in the Condominium nor within any Unit of the Condominium, with the following exceptions: Two (2) dogs or two (2) cats, or one (1) dog and one (1) cat may be kept in each Unit of the Condominium by a Unit Owner without the prior written approval of the Board. Animals other than dogs and cats may be kept within a Unit by a Unit Owner only upon specific application to and prior approval of the Board. Lessees, tenants, guests and invitees of a Unit Owner may not keep pets of any kind in a Unit or anywhere within the Condominium.

2. Pets must be on a leash at all times when outside a Unit. Unit Owners are responsible for cleaning up immediately after their pets.

3. No barking shall be allowed which causes a nuisance or disturbance to other Unit Owners, their guests or invitees.

XI. LEASE OF A UNIT.

1. The lease or rental of a Unit is governed by provisions contained in the Declaration.

2. A lessee occupying a Unit shall comply with the provisions of these Rules and Regulations as well as all other Condominium documents.

3. Units shall not have any "for sale" or "for rent" signs posted on the property, or within a Unit.

4. Board approval is not necessary for a lease or rental; however, the Unit Owner must notify the Board, managing agent, or resident caretaker of the names of any and all tenants and lessees, and their length of stay prior to the tenant's or lessee's occupancy of a Unit.

XII. GRILLS.

1. The use of charcoal grills is prohibited anywhere within the Condominium.

2. Gas grills may not be used in the front entrance area of the Units, with the exception of Units 5 and 6 where gas grills may be used on a temporary basis in front of the garages for said Units. The use of gas grills for all other Units is restricted to the decks facing the water or rear side of the building, or in front of the lower level garages. When not being used, gas grills shall be stored in the Unit Owner's garage. No gas grill may be used within two (2) feet from the side of the building. If any damage should occur as the result of the use of any gas grill(s), Unit Owner will be responsible for the repair of all such damage.

(05/10/99 Draft-Rules & Regulations)