

RULES AND REGULATIONS  
FAIRWAY OAK VILLAS ASSOCIATION, INC.

These rules and regulations apply to all condominium unit owners, occupants, their guests and visitors. They should be made available and displayed in each unit. They are designed to promote the safety, comfort, convenience and enjoyment of residents and the preservation of all property.

1. Each owners shall regulate and be responsible for the occupancy and use of his villa. No owner shall allow any disturbing noises in the building nor interfere with the rights, comforts or conveniences of other residents.

2. No owner/occupant shall permit any musical instrument, phonograph, television, radio or hi-fi stereo equipment so as to disturb and annoy other residents/guests of the building. Owner will use all reasonable effort to minimize noise or noises emanating from his villa.

3. Mops, cloths, brooms, rugs and vacuum cleaning bags shall not be dusted, shaken or beaten from windows, balconies, terraces, in hallways or on the exterior part of the condominium property. Refuse and garbage (including bottles and cans) shall be tightly wrapped and fastened in plastic or paper bags before depositing in disposal installations provided for such purposes in the service areas. No garments, towels, rugs or similar objects shall be hung from windows, balconies or from any exterior facades of the property.

4. No owner shall install wiring for electrical or telephone connections, television or radio antennae, machines or air-conditioning units, or similar objects outside of his dwelling or which protrude through the walls or roof of his unit except as authorized by the board of directors. No flower pots, boxes or other appurtenances shall be kept or suspended on windows, balconies, ledges or outside doors.

5. No signs, advertisements or notices shall be exhibited, inscribed, painted or affixed on any part of the outside or inside of the premises of the building by any owner. No awnings, enclosures, shutters, shielding or other projections shall be attached to the outside walls of the building or balconies or terraces. The exterior appearance of the balconies and terraces may not be altered.

6. The sidewalks, entrances, passages, stairways, roads, lobby, vestibule, elevators, corridors and other areas of a similar nature shall not be used for any purpose other than ingress and egress to and from the premises. No owner will place any furniture, packages or obstruction of any kind.

7. No owner shall maintain any pets which cause distress to other members, their tenants and guests through barking, howling, biting, scratching or damaging property.

8. No owner shall act unreasonably with the peace and enjoyment of the residents of the units in the condominium.

9. The board of directors may from time to time adopt additional rules and regulations for the operation of the condominium.