

SNOWDANCE MANOR CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. Cooking, barbecuing and/or the use of any types of fires or barbecues shall be prohibited on all balconies and in covered garage areas. Barbecue equipment must not be stored on balconies as occupants may be tempted to use them, creating a dangerous fire hazard.
2. No cats, dogs, or other animals or birds or reptiles (hereinafter for brevity termed "animal") shall be kept, maintained or harbored or in any way permitted on the association property, except by legal owners. Legal owner's pets must be kept under leash at all times while on Association property. Pet droppings on Association property must be cleaned-up by the respective owner.
3. Any common sidewalks, driveways, entrances, halls, stairways, and passageways shall not be obstructed or used by any unit owner or other residents for any other purpose than ingress and egress from the units.
4. The covered garage parking area directly north of the Snowdance Manor building shall be for the exclusive use of Snowdance Manor residing owners and guests only.

No vehicle belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee, or employee of a unit owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed. Authorized parking permits are required for all vehicles.

No owner or tenant shall keep or permit to be kept any large and/or unsightly objects of personal property, including, but not limited to, boats, trailers, recreational vehicles, and other vehicles other than automobiles, on any of the property of the condominium projects.

No owner or resident shall keep or permit to be kept any inoperable or abandoned vehicle on any of the property of the Condominium Association without the prior consent of the Association Managing Agent or Board of Managers. An abandoned vehicle is any vehicle that has not been moved for seven (7) consecutive days. No automotive repairs on any vehicle shall be permitted on the Condominium Association property. Unauthorized vehicles are subject to removal at the owner's expense.

5. No article shall be placed permanently on or in any of the general common areas except for those articles of personal property which are the common property of all of the unit owners.

6. No work of any kind shall be done upon the exterior building walls or upon the general or limited common areas by any unit owner without prior consent of the Association Managing Agent or the Board of Managers.
7. No owner shall install wiring for electrical installation or for any other purpose, nor shall any television, radio, or citizens' antenna, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Board of Managers.
8. Owners, their families, their guests, residents, tenants or lessees shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such a manner as may disturb the other owners or occupants or other units. Quiet hours are from 10:00 P.M. to 8:00 A.M.
9. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities located outside the building in the wooden enclosure between Snowdance building A and B.
10. The balconies, decks, or patios shall be used only for the purpose intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles, or other items. No rugs or other material shall be dusted from windows, balconies, decks, or patios by beating or shaking.
11. Any damage to the common elements or common personal property caused by an owner or their family members guest, tenant, lessee or employee shall be repaired at the expense of that unit owner.
12. The Association Managing Agent shall retain a passkey to the front door of each unit. No owner shall alter any front door lock or install a new front door lock on any front door without prior consent, and if such consent is given, the owner shall provide a key for the Association Manage Agent.
13. The Association assumes no liability for any loss or damage to articles stored in common or other storage areas.
14. The Association common property, including the swimming pool, sauna, spa, wet bar, and all other recreational items and facilities shall be used only by owners, members of their families and their guests, and by compliant renters who are occupying a Snowdance Manor unit in lieu of owner occupancy.
15. Sign of any kind, including, but not limited to, "For Sale", For Rent" and "Open House", shall not be placed or maintained on Snowdance Manor Condominium Association property or in individual units.

16. No lock boxes shall be permitted to be permanently installed or mounted on any of the interior Condominium Association common area property, except that, real estate lock boxes may be temporarily installed on a unit door knob for sale purposes during the term of the listing period.
17. All interior common areas, including, but not limited to hallways, foyers, stairwells, storage rooms, common bathrooms, and pool area are non-smoking.
18. Pool Area Rules and future facility rules are hereby made a part of the Snowdance Manor Condominium Association, Inc. Rules and Regulations.

The foregoing rules and regulations are subject to amendment and to promulgation of further regulations pursuant to the provisions of the Bylaws.

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7-20-2004

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POOL RULES

1. The swimming pool area will be open from 9:00 A.M. to 10:00 P.M. throughout the year, except for periods of repair and maintenance.
2. The swimming pool area and laundry facilities are for use by Snowdance Manor Condominium Association owners, their guests and renters exclusively.
3. No glass containers, alcohol or smoking is permitted in the pool area.
4. No one under the age of 14 years will be allowed in the swimming pool, sauna or spa without adult supervision. This is a safety measure as there is no lifeguard.
5. No clothing other than swimwear is allowed in the swimming pool.
6. No running or other horseplay is permitted within the pool area. This pool does not include a deep area for diving.
7. Persons using the pool are to remove everything from the pool area that they have brought with them when they leave.
8. For your safety and well being, it is recommended that no one swim alone. **YOU SWIM AT YOUR OWN RISK.**