

# EXHIBIT F

## RULES AND REGULATIONS

### OF THE PUEBLO CONDOMINIUMS

#### Obstructions

1. The sidewalks, streets within the regime, entrances, exits to public streets, passages, of the Project shall not be obstructed or used for any other purpose than ingress to and egress from the Units in the Project.

#### State of Maintenance

2. Each Owner shall keep the Owner's Unit and any balcony, porch or terrace to which the Owner has sole access in a good state of preservation and cleanliness. These areas shall not be used for the storage of goods.

#### Window Coverings

3. Windows shall not be boarded up without the prior written approval of the Board of Directors or Managing Agent. Internally window treatments may be appropriate with shades, curtains, wood shutters and/or blinds. Window guards may only be used with the written approval of the Board of Directors. No awnings or window guards shall be used in or about any Unit without the prior written approval of the Board of Directors or the Managing Agent. Approval shall not be unreasonably withheld.

#### Signs and Exterior Attachments

4. No awning or radio or television aerial shall be attached to or hung from the exterior of the Project and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of the Project without the prior written approval of the Board of Directors or the Managing Agent. Approval shall not be unreasonably withheld. However, an Owner may install a satellite dish in a unit in a location designated by the Association. Any installation and maintenance costs arising therefrom shall be the responsibility of the Owner.

#### Ventilation and Air Conditioning Systems

5. No ventilator or air conditioning device, other than original equipment, shall be installed in any Unit without the prior written approval of the Board of Directors as to the type, location, and manner of installation of such device. No Owner shall permit any such device to leak condensation or to make any noise that may unreasonably disturb or interfere with the rights, comforts, or conveniences of any other occupant of the building. If any such device shall become rusty or discolored, the Owner shall have it painted in a good and workmanlike manner in the standard color selected by the Board of Directors for the building. If the Owner shall fail to keep any such device in good order and repair and properly painted, the Board of Directors or the Managing Agent, after giving the Owner notice and a reasonable opportunity to cure the problem, may remove such device, charging the cost of removal to the Owner, and the device

shall not be replaced until it has been put in proper condition and then only with the further written consent of the Board of Directors. Approval of the Board of Directors shall not be unreasonably withheld.

#### Electric Equipment

6. All radio, television, and other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all the rules, regulations, requirements, and recommendations of the local fire authorities and the insurance underwriters of the Project. The Owner shall be liable for any damage or injury caused by any radio, television or other electrical equipment in the Owner's Unit.

#### Lightweight Vehicles

7. No bicycles, scooters, motorcycles, or similar vehicles shall be taken into or from the Project except through the main entrances. No baby carriages or any of the vehicles mentioned above shall be allowed to stand unattended in common areas and/or elements of the Project. Scooters, motorcycles and any other vehicle shall be operated in the project without creating excessive noise or other nuisances.

#### Noise

8. No Owner shall engage in any vocal activity or use any type of mechanical or electrical equipment, or use any type of musical instrument, either within or outside his/her Unit, that creates noise levels that unreasonably disturb other Owners or prevents other Owners from enjoying use of their Units.

#### Use of Common Elements by Children

9. Open Common Area accessible from the streets within the project may be designated by the Board of Directors as designated recreational areas subject to rules and regulations

#### Animals

10. Owners shall have the right to keep not more than two dogs or two cats, or one dog and one cat, or two other common household pets in their Units. However, no more than one bird and no reptiles, unless expressly permitted in writing by the Board of Directors. Allowed pets shall be confined by Unit Owners to their Unit or the Limited Common Elements assigned to their Unit. Unit Owners shall not allow their Pets to unreasonably disturb other Unit Owners or their tenants. Unit Owners may allow their pets to temporarily walk on the Common Elements with a leash. Owners of pets shall be responsible to remove any pet droppings on all general and common elements of the project. At all times Unit Owners with pets shall comply with all laws, rules, regulations and ordinances of the governmental authorities pertaining to pet ownership. The Board shall have the right to promulgate additional Rules and Regulations regarding pets.

### Deliveries

11. Supplies, goods, and packages of every kind are to be delivered to the Units only through the general entrance of the Project.

### Garbage and Garbage Receptacles

12. No refuse and/or trash from any Unit shall be left open in public view in the Project except at the times and in the manner as the Board of Directors or the Managing Agent may direct. All garbage receptacles shall be placed in an area not visible from the street fronting the Unit. All garbage must be stored in said receptacle for pick up by the City sanitation department. On pick up date the garbage receptacles may be temporarily placed in the front of each unit and removed to its storage area at sundown of the date of pick up.

### Water Outlets

13. Water apparatus in the Project shall not be used for any purpose other than those for which they were designed. No sweepings, rubbish, rags, or any other articles shall be thrown into any water closets, storages or other water apparatus. Any damage resulting from misuse of any water closet, storage area or other apparatus in a Unit shall be repaired and paid for by the Owner of the Unit.

### Use of Condominium Employees

14. No occupant of the Project shall send any employee of the Board of Directors or of the managing agent out of the Project on any private business.

### Pest Inspection

15. On giving twenty-four (24) hours' notice to the Owner, the agents of the Board of Directors or the Managing Agent and any contractor or worker authorized by the Board of Directors or the Managing Agent may enter any room or Unit in the Project at any reasonable hour of the day for the purpose of inspecting the Unit for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate such vermin, insects, or other pests. The costs incurred shall be the Owner's responsibility.

### Cooking on Porches and Private Patios

16. Subject to the Board of Directors regulations, outdoor cooking shall be permitted on any porch and private patio allocated to a Unit so long as such cooking does not unreasonably interfere with other Owners' enjoyment of their Units due to smoke or noise, however, no cooking shall be permitted on the second (2<sup>nd</sup>) floor level of any unit in the Project.

## **Parking & Vehicles**

17. (a) All motor vehicles owned, leased or being used by Owners of Units, or their tenants, must be parked only in the parking spaces allocated in the Declaration as Limited Common Elements to a particular Unit. Visitor's spaces are available for use only by persons who are not Owners of Units including, but not necessarily limited to, guest of Owners of Units. No Owner has the right to park or store any type of vehicle on any part of the Common Area other than Limited Common Area parking spaces allocated to his/her Unit. No vehicle belonging to an Owner; a member of an Owner's family; or a guest, tenant, or employee of an Owner shall be parked in a manner as to impede or prevent ready access to any entrance to or exit from the Project by another vehicle.

(b) Vehicles shall not be maintained or serviced outside in the front of the garage. However, owners may do whatever maintenance they wish within the enclosed garage area and if said maintenance is being conducted in said garage area, the garage door shall be closed each night at night fall and not reopened until the following morning. No vehicles shall be placed on blocks, or the tires removed and the vehicle is set to rest outside the garage for a period for more than 24 hours and thereafter the Association Board shall have the right to remove said vehicle at a cost to owner.

(c) No Owner shall park or permit to be parked in any parking space, including a space allocated to such Owner's Unit, any boat, any recreational vehicle or any truck longer than twenty (20) feet for more than forty-eight (48) consecutive hours

## **Storage Space**

18. The Board of Directors or the Managing Agent may from time to time curtail or relocate any space devoted to storage or service purposes of the Project.

## **Complaints**

19. Complaints regarding the service of the Project shall be made in writing to the Board of Directors or to the Managing Agent.

## **Amendments**

20. Any consent or approval given under these rules and regulations may be added to, amended, or replaced at any time by a resolution of the Board of Directors.

## **Use of Roof**

21. Owners, their families, guests, servants, employees, agents, visitors, and licensees shall not at any time or for any reason whatsoever enter on or attempt to enter on the roof of the Project.

### **Decorating Terraces or Balconies**

22. No terrace or balcony shall be enclosed, decorated, landscaped, or covered by any awning or other device without the consent in writing of the Board of Directors or the Managing Agent.

### **Flammables**

23. No Owner or any of the Owner's agents, servants, employees, licensees, or visitors shall at any time bring into or keep in the Owner's Unit any flammable, combustible, or explosive fluid, material, chemical, or other substance, except for normal household use.

### **Signs**

24. No sign, notice, advertisement, or illuminations shall be inscribed on or placed in any window of a Unit. For sale and for rent signs may be posted on a Unit Owners property subject to reasonable regulations adopted by the Owners' Association.

### **Satellite Dishes**

25. An Owner may install one satellite dish in the location designated by the Association. No satellite dishes shall be located or installed on the porch, front patio, roof top or in the rear of a unit that would affect a neighbor without written consent of the Association. The Association shall designate the location of the satellite dish upon written request of the Owner. Size limit to no more than 24" diameter. The costs of installation shall be borne by the Owner. An Owner shall be liable to the Association for any damage to the roof of his/her Unit arising from the installation or maintenance of a satellite dish.

### **Antennas**

26. No radio or television antennas, or similar types of equipment, shall be located or installed on a unit.

### **Traffic Regulations within the Property**


27. All Owners and their tenants shall observe and obey all traffic signs installed within the Property by the Association including, but not necessarily limited to, speed limit signs and no parking signs.

### **Owners' Association**

28. The regulations herein stated are subject to additions and amendment by the Owners Association Board of Directors, and any consent or approval given or required under these rules and regulations may be added to, amended, or replaced at any time by a resolution of the Board of Directors.

The aforementioned adopted by resolution of the Board of Directors on the 29<sup>th</sup> day  
of June, 2007.

PUEBLO CONDOMINIUMS OWNERS ASSOCIATION

By:   
Frank X. Spencer  
Secretary of the Association