

**RULES AND REGULATIONS
OF
THE GRAND CONDOMINIUM**

The following are the Rules and Regulations of The Grand Condominium (the "Rules and Regulations"), as promulgated by the Declarant as the sole member of the The Grand Condominium Owners Association, Inc. (the "Association") and the Association's sole director, in accordance with the Declaration and Bylaws of the Association ("Bylaws"). These Rules and Regulations may be amended or repealed by the Board of Directors of the Association at any time during the existence of The Grand Condominium (the "Condominium"). Copies of all amendments to the Rules and Regulations shall be furnished to the Unit Owners by the Board of Directors prior to the time such amendment shall be effective. Capitalized terms not defined herein shall have the meaning attributed to such terms as set forth in the Declaration of Condominium for The Grand Condominium. The Rules and Regulations are in addition to, and not in lieu of, any rules and regulations set forth in the Declaration (defined below), the Bylaws, or both. In the event of any conflict between the Declaration of Condominium for The Grand Condominium as they same may be amended from time to time (the "Declaration") and the Rules and Regulations, as may be amended, the Declaration shall control and take precedence. In the event of any conflict between the Bylaws, as they same may be amended from time to time, and the Rules and Regulations, as may be amended, the Bylaws shall control and take precedence.

The Rules and Regulations shall not apply to Declarant during construction of the buildings.

A. Parking: The Association will assign each Unit Owner one outdoor parking stall located in the Common Elements of the Condominium ("Outdoor Parking Stall"). Unit Owner shall not use, and shall not allow any tenant or guest of the Unit Owner to use, any stall other than the Outdoor Parking Stall assigned to it by the Association. An Outdoor Parking Stall shall not be used for storage of any kind. Unit Owners may only park cars, pick-up trucks, and motorcycles in their assigned Outdoor Parking Stall.

B. Use of Unit and Limited Common Elements:

1. No Unit Owner shall allow a Unit to be used for any improper, immoral, unlawful or objectionable purpose, nor shall any Unit Owner do anything to injure the reputation of the Condominium.

3. No Unit Owner, nor any family members, agents, employees, invitees or guests of a Unit Owner shall allow the unreasonable or unsightly accumulation of waste, litter or any form of trash in any area.

4. The balconies and decks shall not be used for drying laundry, carpets, rugs or clothing, and except as set forth in item 7 below, shall not be used for storing personal property.

5. Visible real estate signs, "For Sale" or "For Lease" signs of any size are prohibited, except if placed in a Unit's window or within 10 feet of a Unit's front door.

6. No storage of any personal belongings shall be allowed outside of the Units or their garages. Except with respect to item 7 below, no Unit Owner's furniture of any kind may be stored or used outside of a Unit without the express written approval of the Association. Unit Owners must store their grills in their garages.

7. Neutral-colored furniture and reasonable plants are permitted on balconies.

8. Each Unit Owner shall store their trash bins inside their garage at all times, except on the day when trash is being picked-up.

9. Garage doors shall remain closed, except at the moment in time that a person or vehicle is entering or exiting the garage.

C. Animals.

1. With respect to each Unit, pets shall be limited to one (1) dog, two (2) cats, one (1) bird, and a reasonable and sanitary number of fish, as determined in combination with other pets or alone. The keeping of any other animals shall require prior written approval from the Board of Directors. For example, reptiles and other exotic animals of any type are not allowed in the Condominium. Dogs shall not weigh more than sixty (60) pounds.

2. Owners of pets shall take all reasonable actions to prevent their pets from being a nuisance, annoyance or danger to any of the Unit Owners or the Condominium.

3. All pet waste shall be immediately picked up and all pet waste and droppings shall be immediately removed and disposed of by the person in control of the pet;

4. All pets shall be leashed and within the immediate control of a responsible and capable person when outside of a Unit.

5. Notwithstanding anything to the contrary in these Rules and Regulations, the Declaration, and the Bylaws, so called "Attack" dogs, "vicious breeds", or "aggressive breeds" are not allowed to be present or kept anywhere in the Condominium, including, without limitation, Units.

D. Insurance, Insurance Rates, Compliance with Law. No Unit Owner, nor any family members, agents, employees, invitees or guests of a Unit Owner shall do or act in any manner in any Unit, Common Elements, or Limited Common Elements that: (a) could cause an increase in the rate of insurance on the Common Elements or Condominium; (b) could cause the cancellation of

insurance on any Unit, any portion of the Common Elements or Condominium; (c) would be in violation of any law or ordinance.

E. Move-in/Delivery/Freight.

1. Obstruction of Common Areas: Unit Owners and occupants of Units shall not, whether temporarily, accidentally, or otherwise, allow anything to remain in, place or store anything in, or obstruct in any way, any sidewalk, court, passageway, entrance, foyer, or any other Common Element, unless the Common Element was intended for such placement or storage. Unit Owners and occupants of Units shall lend their full cooperation to keep such areas free from all obstruction and in a clean and sightly condition, and move all supplies, furniture, and equipment as soon as received directly to the Unit, and shall move all such items and waste that are at any time being taken from the Unit directly to the areas designated for disposal.

2. Moving: The Declarant, Board of Directors or Managing Agent may establish and provide Unit Owners with "move in and move out" policies for the Condominium, with which all Unit Owners and any and all occupants of the Condominium shall comply.

F. Security: The Declarant or the Board of Directors and the Managing Agent may establish security measures for the purpose of regulating the safety, health and welfare of the occupants of the building and controlling access to the Condominium.

G. Smoking: Smoking is not permitted in any areas that are part of the Common Elements.