

WHEREAS pursuant to Article VII of the Declaration of Condominium for Union Commons Office Park Condominiums and as specified elsewhere in the Declaration, the Executive Board shall adopt, promulgate, and enforce such rules and regulations governing the use of condominium units and common property as deemed to be in the best interest of the Association;

Now Therefore the Executive Board hereby adopts the following Rules and Regulations which shall be in addition to the Existing Rules and Regulations, which are attached hereto and incorporated herein by reference. Such Additional Rules and Regulations, as well as, the Existing Rules and Regulations, which are attached hereto as Exhibit A, shall be forwarded to all Owners. In the event of any inconsistency between the Existing Rules and the Additional Rules and Regulations below, the Additional Rules and Regulations below shall apply.

ADDITIONAL RULES AND REGULATIONS

- 1) Pursuant to #5 of the existing rules and regulations "No signs which are visible by those in the parking lot or on the public street shall be permitted without special written permission by the Executive Board." It is hereby clarified that such prohibition does not prohibit signs identifying the business being operated within a unit and effective immediately, the business being conducted in each condominium unit MUST be identified by a sign. Such sign and the lettering thereon shall be large enough for all invitees to the park to easily identify the business being operated in each unit and such sign must comply with the standards attached hereto as Exhibit B and such sign must be approved by the Executive Board. Any unit not currently in compliance with this Additional Rule and Regulation #1 shall submit the design for such proposed sign to the Executive Board no later than August 15, 2018. Any new Owner, Tenant, or Occupant of any Unit shall submit its design for such sign within ten (10) days of commencing business within the business park.
- 2) The Owner, Tenant, or Occupant of each unit must provide an adequate indoor waiting room area for all visitors, clients, customers, or other invitees. It shall be the responsibility of the Owner, Tenant, or Occupant of each Unit to keep its visitors, clients, customers, or other invitees from loitering or congregating elsewhere within the business park. Loitering, congregating or otherwise dwelling in any parking area, porch area, sidewalk, landscaped area or any other surrounding area is strictly prohibited.
- 3) Effective immediately, Union Commons Office Park shall be a smoke-free campus. No smoking shall be allowed within the common areas, and shall specifically include but not be limited to the parking lot areas, sidewalks, building porches and landscaped areas. Signs to such effect will be posted within the business park. This prohibition shall specifically include, but not be limited to, cigarettes, e-cigarettes and all "vaping" devices. Smoking may be allowed within the confines of individual units at the discretion of the Owner.
- 4) Disposing of any litter or refuse of any type, including cigarette butts, in any parking area, porch area, sidewalk, landscaped area or any other surrounding area is strictly prohibited.
- 5) No Owner, Tenant, or Occupant shall allow any illegal activity to be conducted within any Unit or elsewhere within the business park.