

## Braemar Rules & Regulations

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1. No part of the property may be used for any purpose prohibited under law or under the Master Deed or By-laws.
2. The common areas are to be used by unit owners and or their guests for access, ingress to and egress from the respective units and for such other purposes incidental to the use of the units. However, areas designed for a specific use shall be used for that purpose only. The use, maintenance and operation of the common areas shall not be obstructed, damaged or interfered with by any owner.
3. No part of the property may be used for any purpose other than housing. However, this does not prohibit an owner from maintaining a personal library or keeping business or professional records and accounts or handling personal business or professional telephone calls or correspondence.
4. No clothes lines or poles shall be installed in common areas or on unit patios, decks or balconies.
5. No animals, livestock or poultry shall be raised or bred in any unit or common area. Household pets (dogs, cats, birds) are permitted provided they not be in excess of two per unit and provided they are not kept or bred for commercial purposes. Pets must be housed within the unit and shall not be kept outside. Dogs must be walked on a leash at all times and owners are required to clean up after their pets.
6. No trailer, tractor, truck (commercial or unregistered), recreation vehicle, boat, boat trailer, and mobile home of any size shall be stored or housed on the property. *Any vehicle parked in the general common elements must be moved not less than every 21 days or it will be deemed abandoned and subject to removal by the association at the vehicle owner's expense. Additionally, any unregistered or non-operative vehicle parked within the condominium premises for more than 7 days will also be deemed abandoned and subject to removal at the expense of the vehicle owner.*
7. Each condominium unit will be restricted to the use of ONE common area parking stall. This stall shall be used upon availability and no stall may be reserved by a specific condo unit. Any additional parking required will be the individual unit owner's responsibility. This restriction will be suspended 24 hours before and after all legal holidays.
8. No portion of the common areas or property shall be used or maintained for the dumping of rubbish or debris. Trash, garbage or other waste shall be kept in sanitary containers on the property for collection twice weekly. Trash containers must be kept in garage until night before pick-up.
9. No exterior loudspeaker or unshielded flood light may be installed in any exterior area of any unit.
10. No signs of any kind shall be permitted upon the property, except as specifically provided herein or in the by-laws.

11. No external or visible radio, television or any type of communication aerial shall be installed or affixed on or about the exterior of any building constructed on the property, or elsewhere on the property without prior permission from the condominium association. The installation of canopies, sun shutters, storm shutters, awning, or any other fixtures or equipment of any kind, may not be installed on the outside of the unit without prior written permission from the Board.
12. Nothing shall be done or kept in any unit or anywhere on the property that would increase rates of insurance of the buildings or the contents, beyond the rates applicable for all units, without prior written approval of the Association. No owner shall permit anything to be done or kept in his unit or common areas that would result in the cancellation of insurance on the property or that would be in violation of the law.
13. No noxious or offensive activities shall be carried on in or upon the common areas or in any unit, nor anything be done willfully or negligently which may be a nuisance or annoyance to other residents.
14. No immoral, improper, offensive, or unlawful use shall be made of any unit, nor shall any activity, which is offensive or abhorrent to prevailing concepts of morality and decency, be conducted and all valid laws, zoning ordinances and regulations of governmental bodies have jurisdiction shall be complied with.
15. No Unit shall be rented by the owner thereof or otherwise utilized for any period less than one month or for transient purposes; provided, however, that any unit owner may rent a unit for a period less than one month to a contract purchaser. No owner may lease less than an entire unit. All leases will be made in writing and made subject to all provisions of the Master Deed, by-laws and other documents referred to herein, including any right of amendment thereof provided further that any failure of the lessee to fully comply with the terms and conditions of such documents shall constitute a default under the lease. Management company must be given a copy of any lease.
16. No unit owner may make any structural additions, alterations or improvements in his unit or the common areas without the prior written approval of the Board and all required permits from the town, except as hereinafter set forth. Should any Unit owner make any alterations, additions or improvements within the unit, such unit owner will be responsible for any damage to other units or common areas resulting from these alterations, additions or improvements. It is the owner's responsibility to have all construction debris removed from the property.
17. Each unit owner shall give the management company and association secretary, timely notice of his intent to list his unit for sale. Upon signing of Contract of Sale, the owner shall immediately notify the secretary and management company of the names and addresses of the purchaser.
18. In the interests of a uniform outside appearance, no Unit Owner shall alter, change, add or modify, permanently or temporarily the exterior of the building.