

Rules and Regulations

for

FIFTH and GILPIN, LTD.

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units.
2. Except as to the areas termed limited common elements, no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways and passageways as a play area(s).
4. 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 manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
5. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
6. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
7. Owners and occupants 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 manner as may disturb or tend to disturb owners, tenants or occupants of other units.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
9. No rugs or other materials shall be dusted from windows, balconies,

11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.

12. Any damage to the general common elements or common personal property caused by the owner or a child or children of a unit owner or their guests or the guests of a unit owner shall be repaired at the expense of that unit owner.

13. The Managing Agent or, if there is no Managing Agent, then, the Board of Directors, shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, the owner shall provide a key for the Managing Agent's or the Board of Directors' use.

14. The floor areas of each unit, except for the kitchen, bathroom and closet areas, and except any floor areas below which there is no unit, shall be overlaid with pad and carpeting. The purpose of this rule is to insulate and minimize the transmission of sounds through the floor area of a unit.

15. No unit shall be occupied by more than four persons, which number shall not include more than two children without the consent of 100% of the percentage ownership of the apartments as that term is defined in section 31.5 of Article 31 of the Declaration of this Condominium. For these purposes the term children refers to persons who have not attained the age of 13 years.

16. No owner shall display any sign visible from the exterior of any unit or place on or remove from the project grounds, plants of any description without the prior consent of the Board of Directors.

17. Where rear stairways are available, they shall be used by service, construction and repair personnel, and for the purpose of moving household furniture and fixtures in or out of any unit.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations