

## RULES AND REGULATIONS PALADIN CLUB VIII CONDOMINIUM

1. All vehicles regularly parked in common areas must be: (a) listed with the Council; (b) in good operating condition; (c) properly registered and tagged; (d) owned or leased by a Paladin Club resident. Vehicle owners shall immediately inform the manager of any changes regarding a vehicle. None of the following may be parked in the Paladin Club except for not more than one-half hour while being loaded or unloaded: large truck, van, commercial vehicle, vehicle with labeling or advertising, trailer, boat, and recreational vehicles. The prohibitions of this paragraph shall not apply to vehicles used for carrying household goods while actually loading and unloading in the shortest possible time or to a vehicle connected with supplying repair, installation or other service to a unit or the common area while the service is being supplied.
2. Due to the limited area available for parking vehicles of residents, guests may park only on Paladin Drive or on the Club House parking lot.
3. Parking a vehicle on a common area that is not paved and parking a vehicle in a place that restricts access (a) to a garage where the parked vehicle is not normally housed, (b) a dumpster or (c) a roadway is prohibited.
4. Driving a vehicle in disregard of Rules and Regulations relating to vehicle movement and parking is prohibited.
5. Car washing, maintenance and repair, which are unsightly and cause damages to the paved areas, are prohibited in all parking and other common areas.
6. In accordance with the Fire Safety Code, no charcoal grills (only gas grills) are to be used within the Paladin Club without the prior written consent of the Council.
7. No child shall be left unattended nor permitted to play, nor shall any bicycle, toy or other personal article be left unattended, in any common area inside or outside of a building.
8. Any person who damages any unit or common area shall be charged with cost of repair.
9. Plants, pictures and door mats are permitted in common hallways with the prior written consent of the Council and of the owner or occupant of every unit served by the hallway.
10. The Council has the right, in its sole, absolute and subjective judgment, to order any item removed from any limited common area. Small sets of patio furniture that are in good condition are allowed. No clothing or other articles may be hung or otherwise displayed from or on any deck, balcony or porch or any handrail.
11. The keeping of pets shall comply with all licensing and other applicable laws. Pets shall be on a leash held by a person and kept under control at all times while outside of a unit. Fecal matter from a pet shall be promptly picked up by the pet's owner, wrapped and disposed of with household garbage. Pet owners must have proof of proper and current vaccination of each pet owned. The Council may place restrictions on the keeping of any pet and may require the removal from the Paladin Club of any pet that annoys, frightens, attacks, harms or inconveniences any person.

12. Every unit shall be provided by the owner with a suitable number of ABC fire extinguishers for emergencies.
13. Every unit shall be kept in a clean and sanitary manner and in good repair.
14. Normal garbage, trash and other refuse and waste material shall be promptly removed from units and placed only in dumpsters provided. All waste petroleum products and hazardous materials, all large trash such as used packing boxes furniture, appliances, and all articles other than normal and usual household waste shall be removed from the Paladin Club by the person who introduces it into the Paladin Club. Contact the manager if assistance in such removal is required. Place all household waste in plastic bags before deposit in a dumpster. Please make sure that a child sent to place articles in a dumpster is tall enough to safely and effectively make the deposit. No refuse deposited outside of a dumpster will be picked up.
15. Do not adjust or tamper with thermostats, other controls, wiring, lighting or plumbing fixtures. in common areas. Report to the manager any need for adjustment or service.
16. Promptly and properly close and latch all doors at building entrances. Report to the manager and need for repair or service.
17. Notify the manager at least two days in advance of a move in or out of a unit.
18. An owner and occupant of a unit will be charged with the cost of repair of damage to any common element or area arising out of moving anything in or out of the unit.
19. Noise, odor or other annoyance in any common area or a unit that disturbs another person is prohibited. Noise includes the playing of a radio or television set, playing of a musical instrument, conversations, parties, or noisy tools. Noise also includes the sound of footsteps on a hard surface, on any floor above a living area. except on a bathroom or kitchen floor and except on a hard-surface floor installed with the written approval of the Council and the owner of the unit below.
20. Noise caused by construction, renovation, repair, alteration, other improvement or demolition is prohibited between 8 PM and 7 AM and in all hours on Sunday.
21. No person shall alter any common area with the prior written consent of the Council. Planting, seeding, cultivating or otherwise treating any common area without the prior written permission of the Council is prohibited.
22. The manager, and no other person, shall arrange for maintenance and repair of common area.
23. The Council recommends that a key for deadbolts and other second locks be left with a person outside of the unit for use in case of emergency and that the manager notified of its location.
24. No antenna or other sending or receiving equipment shall be installed outside of any unit.
25. Firewood shall be stored only in spaces approved in advance by the Council. Firewood can be a source of termites.

26. No sign shall be displayed from any unit or common area without the prior written consent of the Council. Draperies, blinds and other window treatments shall display no color other than white to the outside.

27. No tent, tank, storage shed or any other structure shall be placed on any common area without prior written approval of the Council. The Council may remove any object that is placed in any common area without prior written approval of the Council, and may charge the cost of such removal to the person who placed the object in common area.

28. No unit shall be used for a purpose other than a single-family residence except as (a) may be allowed by applicable zoning laws, (b) shall be incidental to the principle use as a single-family residence and (c) shall have no business invitees. No unit shall be occupied by more person than is allowed by law. This paragraph shall not apply to an office used for the management of the Paladin Club.

29. No alterations shall be made to any part of any unit which shall in any way affect the structure of the building or any equipment in the building. No work shall be performed on any unit that requires the use of common area without the prior written consent of the manager or the Council.

30. The word "Council" means the Council of Paladin Club VIII Condominium. The word "manager" means any person or company appointed by the Council to manage Paladin Club VIII Condominium. The words "common area" include limited common area.

31. Owners of units shall keep limited common elements serving their respective units free of litter, clutter, snow, ice and of personal and other property which restricts passage, creates a sound or other nuisance, is unclean, unsightly, unsafe, incompatible in color, texture or design with buildings and structures in Paladin Club VIII or otherwise detracts from the appearance, safety or use of Paladin Club VIII. Limited common elements include patios, balconies, sidewalks, steps, stairways, etc. Live and artificial plants, furniture, umbrellas and other equipment are allowed on balconies and patios if compatible and limited in size and number. The condominium council shall have complete, absolute and final discretion in deciding on compliance with this paragraph. Owners are urged to consult with the Council through the manager of Paladin Club VIII in advance of placing anything on a limited common element. No personal property is allowed on any common element.

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