

**Ambrose Lofts**  
**Rules & Regulations**

1. The sidewalks, entrances, common lobby and common and common hallways of the building shall not be obstructed or used for any other purpose than ingress to and egress from the Condominium units in the building. No plants, flowers, chairs, or other items of any nature shall be placed thereon without the permission of the Board of Directors.
2. Nothing shall be hung or shaken from the doors, windows, or balconies, or placed upon the window sills of the building without the written consent of the Board of Directors or managing agent or the manager.
3. Children shall not play in any of the common areas. There is no play or recreation area designated for children in the Ambrose Lofts development.
4. No exterior surface of the building, common areas of the building, and/or the exterior of any unit or balcony shall be decorated or furnished by any Condominium unit owner in any manner.
5. Each Condominium owner shall keep his/her Condominium unit and any balcony to which he/she has sole access in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown there-from or from the doors, windows, or balconies thereof, any dirt, debris or other substance. Balconies shall always be maintained in an attractive and sightly manner.
6. No attachments, including but not limited to awnings, radio or television antenna/dish, flags, etc. shall be attached to or hung from the exterior of the building or balconies or attached to the roof, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of any of the building, except such as shall have been approved in writing by the Board of Directors or the managing agent or the manager, which approval may be granted or refused in the sole discretion of the Board of Directors or the managing agent or the manager; nor shall anything be projected from any window, balcony or any exterior surface of the building without similar approval.
7. Refuse from the Condominium units shall be placed in containers in such places and at such times and in such manner as the Board of Directors or the managing agent or the manager may direct
8. Toilets, drains, disposals, and other water apparatus in any building shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags, or other article be thrown into the same. Any damage resulting from misuse of any of the same or other water apparatus in a Condominium unit shall be repaired and paid for by the owner or such Condominium unit.
9. The agents of the Board of Directors or the managing agent, and any contractor or workman authorized by the Board of Directors or the managing agent or the manager, may enter any room or Condominium unit in any building at any reasonable hour of the day for the purpose of inspecting such Condominium unit for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests. In the event of an emergency that threatens property damage to a unit or the common areas, the Board of Directors or the Managing Agent, after making reasonable attempts to contact

the unit owner, shall have the right to enter a unit and make emergency repairs to prevent further damages.

10. No vehicle belonging to a Condominium owner or to a member of the family or guests, tenant, or employee of a Condominium owner shall be parked in such a manner as to impede or prevent ingress and egress to and from the building.
11. Complaints regarding the service of the building shall be made in writing to the Board of Directors or the managing agent or to the manager.
12. Any consent or approval given under these Rules & Regulations may be added to, amended, or repealed at anytime by resolution of the Board of Directors.
13. Condominium owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their Condominium unit.
14. No balcony shall be enclosed, decorated, landscaped, or covered by any awning or otherwise without the consent in writing of the Board of Directors or the managing agent or the manager. Owners of the balconies attached to units #208 and #211 shall have limited use of their balconies during normal business hours.
15. The Board of Directors reserves the right to make such other Rules & Regulations from time to time as may be deemed needful for the safety, care, and cleanliness of the Condominiums and for securing the comfort and conveniences of co-owners and/or tenants.
16. No more than one (1) dog or cat may be kept or maintained in any Condominium. However, any such pet must be kept in strict accordance with the Rules & Regulations relating to household pets which from time to time may be adopted or approved by the Board. Further, no pet may be kept on the premises or in any Condominium which constitutes a nuisance to others. Constant noise from pet, whether inside or outside the Condominium, shall be deemed a nuisance. No pet may weigh more than 25lbs. No other pets may be kept in the Condominium or in any common or limited area without Board approval, other than fish in an aquarium maintained inside a Condominium unit. Each co-owner shall be responsible for the immediate removal of any waste or excretion left by the pet on any common or limited common area.
17. The violation of any of these Rules & Regulations by any co-owner shall result in the managing agent or manager having the right and duty to enter upon such co-owner's Condominium or limited common element and to remove or change any condition causing or resulting in such violation and to correct such violation. Any such entry, removal, or change shall be deemed to be with the consent of such co-owners or the party in possession thereof, and such managing agent or manager, or the Board of Directors shall not be liable for trespass, conversion, or any action based upon any such entry, removal, or change made upon reasonable cause that such a violation existed.