

**Condominium Rules and Regulations**  
**The School House Condominium**  
**Revised: June 30, 2009**

**Introduction**

These Rules and Regulations have been adopted by The School House Condominium Association in accordance with Section 17(B)(9) of the Declaration of The School House Condominium to promote the safety and welfare of residents of The School House Condominium and to develop and maintain an atmosphere of harmony and an exceptional quality of life for all of its residents.

In establishing and maintaining the Rules and Regulations, The School House Condominium Association shall make every effort to ensure that they do not affect unit owners' right to the enjoyment of reasonable and unrestricted used of their property or privileges of ownership.

These Rules and Regulations shall apply to all unit owners, their residents, family members, occupants, agents, visitors and guests and shall be enforced by The School House Condominium Association in accordance with the Declaration and Bylaws.

It shall be the responsibility of all owners and residents to supervise their guests and visitors at all times and to ensure that they are aware of these Rules and Regulations.

In addition to the Rules and Regulations contained herein, unit owners and residents must be aware of the specific restrictions contained in Section 17 of the Declaration of The School House Condominium which are repeated herein for convenience.

These Rules and Regulations may be modified or amended at any time by The School House Condominium Association when deemed necessary in the best interest of unit owners, residents and community.

**Section 17 of the Declaration**

1. Each Unit is intended to be, and shall be, used as a private residence only. Any other use of any Unit incidental to the principal use of a Unit as a residence shall be permitted only with the prior written consent of the Association and where permitted by law.
2. A Unit Owner shall not use, permit or allow the Unit or any part thereof to be used for an offensive or unlawful purpose and he shall not permit or allow any nuisance within the Unit and he shall not use or allow the Unit to be used in a manner which unreasonably interferes with the peaceful possession, enjoyment and proper use of the Property by the other Unit Owners or other residents thereof.
3. No Unit Owner may lease less than the entire Unit, and no lease shall be for less than one month. All leases shall be in writing and shall provide that the terms thereof shall be subject in all respects to the provisions of the Condominium Documents and that the failure by the tenant to comply therewith shall constitute a default under such lease.

4. No units may be owned in time-share estates as defined in Section 3403(a) of the Act.
5. Except as a temporary arrangement, Unit Owners are not permitted to install any air conditioning unit in the window of any Unit.
6. Satellite dishes are permitted as long as they are out of the public view. Prior written consent of the Association must be obtained prior to the installation of a satellite dish.
7. No more than three adults may occupy any Unit.
8. No clothes, sheets, blankets, laundry of any kind or any other articles shall be hung or exposed on any part of the Common Elements or Limited Common Elements.

### **Common Courtesy**

1. Place all trash in trash receptacles.
2. Keep all music at a reasonable volume.

### **Parking**

1. Park only in your assigned parking space.
2. Do not block another unit owner or resident's assigned parking space.
3. No parking on the sidewalk or grass.

### **Pets**

1. Unit owners and residents are limited to a maximum of two cats per unit. No other pets are permitted.
2. All pets must be current on all required immunizations.
3. Owners are responsible for their pets at all times. A fine of \$25.00 per day will be incurred by the owner for the violation of any rule relating to pets.
4. If a pet causes any physical damage to any Common Element or Limited Common Element, as defined in the Declaration of The School House Condominium, then the unit owner or resident shall be responsible for the cost of making necessary repairs.