

EAST UNIVERSITY PLACE CONDOMINIUM

RULES & REGULATIONS

1) Each Owner must promptly perform all maintenance and repair work within his own Unit, which if omitted would affect the Project in its entirety or in a part belonging to other Owners. Each Owner is expressly responsible for the damages and liabilities resulting from his failure to perform such maintenance and repair.

2) All repairs to internal installations such as water, light, gas, power, sewage, telephone, air conditioners, sanitary installations, doors, windows, lamps, and all other accessories belonging to the individual Unit shall be at the Owner's expense.

3) An Owner shall reimburse the Corporation for any expenditures incurred in repairing or replacing any common elements and facilities damaged through such Owner's negligence.

4) All Units shall be used and occupied for residential purposes only.

5) An Owner shall not make structural modifications or alterations in his Unit or installations located therein without previously notifying the Corporation in writing through the management agent, if any, or through the President. The Corporation through the management agent or President, as appropriate, shall have the obligation to answer within thirty (30) days, and failure to do so within such time shall mean there is no objection to the proposed modification or alteration. However, if the Owner shall be notified of any reasonable objection to such proposed modification or alteration, then the Owner shall not make such modification or alteration.

6) An Owner shall not place or cause to be placed in the lobbies, halls, vestibules, stairways, elevators, if any, or other areas of a similar nature, any furniture, packages or objects of any kind. These areas shall be used for no purpose other than normal transit through such areas.

7) All drapes, drape linings, shades, venetian blinds or any other window or patio door covering of any kind shall be of a white or off-white color, and all windows and patio doors must be covered, even if a Unit is unoccupied.

8) The management agent, if any, or any other person authorized by the Board or the Corporation, may enter any Unit in case of serious emergency originating in or threatening such Unit, whether or not the Owner is present at the time.

9) An Owner shall permit other Owners, the Board, or their respective representatives, when so required, to enter his Unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that requests for entry are made in advance and that such entry is at a time convenient to the Owner. In case of an emergency, such right of entry shall be immediate.

10) The parking or storage of inoperative motor vehicles upon the Project is prohibited. No boat, camper, or recreational vehicle may be parked on the Project in any area or parking space not specifically assigned by the Board for the purpose of parking boats, campers, or recreational vehicles.

11) No resident of the Project shall post any advertisements or posters of any kind in or on the buildings except as authorized by the Board. No advertisements, posters, or signs of any sort whatsoever shall be posted on the grounds of the Project or in the windows of any Unit, except as expressly authorized by the Board.

12) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, televisions and amplifiers that may disturb other residents. Keeping of small domestic animals as pets is permitted in accordance with Dallas City ordinances. The Board may withdraw such permission in the event any such pet becomes a disturbance to other residents.

13) It is prohibited to hang garments, rugs, or any other items from the windows or from any of the facades of the buildings.

14) It is prohibited to dust rugs or any other items from the windows, or to clean rugs or any other items by beating on the exterior of the buildings.

15) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes in the service areas.

16) Noncompliance with the rules posted at the swimming pool shall be subject to fines in accordance with number 20 below.

17) No Owner or resident shall install wiring for electrical or telephone installation, television antennas, machines, air conditioning units, etc. on the exterior of the building or protruding through the walls or the roof of the buildings, except as authorized by the Board.

18) Without the express permission of the Board, the Owner or resident of any Unit shall not park more than two (2) vehicles in the Project parking area on a permanent basis. A permanent basis shall be interpreted to mean a period exceeding ten (10) days duration.

19) Construction work on any Unit shall begin after 8:00 a.m. and stop prior to 6:00 p.m. Monday through Friday. Special permission for work performed on Saturdays, Sundays, national holidays, or during hours other than those named above, must first be obtained in writing from the Board. The Owner of the Unit under construction shall be responsible for the daily maintenance of common elements of the Project in a clean and orderly fashion.

20) All animals must be on a leash when outside. Animals are allowed in the courtyard area only for purposes of ingress and egress. Pet owners are responsible for disposal of animal waste. Residents in violation of this Rule provision are subject to fines as provided in number 16 of these Rules & Regulations.

21) If any Rule contained in these Rules & Regulations is breached, then the Board, in its discretion, shall have the power to levy a fine not to exceed \$60.00 per day of violation up to a maximum of \$1,000 per violation. All such fines, if unpaid within thirty (30) days after assessment, shall become liens against the respective unit.

22) Each Owner and resident shall keep and perform all obligations imposed upon such Owner and resident under these Rules.