

BOB-O-LINK CONDOMINIUM NORTH
OWNERS' ASSOCIATION

C. Operating Rules and Regulations.

- (1) Purpose and Authority. For better understanding of our ownership rights, and to assure that jointly owned property is used and maintained as preferred by a majority of the owners, the Board of Managers has adopted Rules and Regulations under the authority given by our Bylaws.

Section 2.9(e) states in part that the Board of Managers shall have the power and authority to adopt Rules and Regulations "which it may deem advisable for the maintenance, use, conservation, and beautification of the Condominium Property, and for the health, comfort, safety, and general welfare of the Unit owners and residents of the Condominium."

Section 2.9(r) states in part that the Board of Managers shall have the power and authority for "granting or withholding approval of any action which changes the exterior appearance of the Condominium Property, alters any portion of the Common Areas and Facilities, or affects the structural or mechanical integrity of a building, its fixtures, or appliances".

The Rules and Regulations adopted reflect the intent and the authority given in the Declaration and Bylaws that the jointly owned Common Areas and Facilities be under the control of the Association through its Board of Managers, representing the collective interests of all of the owners.

(2) Common Areas and Facilities.

- (a) Area between the front wall of living Units and the sidewalk.

Landscape professionals will be asked to make recommendations and proposals for improving the overall appearance of this area. They will be asked to recommend the type of plantings and ground cover most suitable for the location, and most desirable with respect to cost, appearance, and maintenance requirements. Other factors to be considered in recommendations and proposals include the desirability of plantings and other objects placed in the planting area other than the basic plantings recommended by the landscaper. Ground cover throughout this area will be of the one type recommended by the landscaper. It will be furnished, applied and maintained by the Association.

- (b) Other plantings in Common Areas.

As in the recent past, the Flower Committee appointed by the Board of Managers will recommend and assume the responsibility for planting of annual flowers.

Areas include lamp posts, entrance signs, between the evergreens along Peachmont, and around the two garages nearest the driveway at Peachmont. No plantings other than the existing shrubs are authorized for the area around the two garages nearest the West end of the driveway.

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OPERATING RULES AND REGULATIONS, continued

(2) Common Areas and Facilities, continued

(1) Replacement of light bulbs.

(i) Outside light at garage entrances. A designated resident will maintain a supply of long life bulbs, all of the same wattage. Each fixture should be equipped with one bulb. Each owner should make his own replacements, and clean the glass.

If a resident is unable to make the replacement, a neighbor may volunteer, or the resident should ask a member of the Board of Managers for assistance.

(ii) Garage passageway lights. Same instructions as above.

(iii) Front door lights. The resident mentioned in (i) above will also maintain a supply of replacement bulbs.

(iv) Post lights, entrance way, and flag lights will be serviced by the Board of Managers or its designee.

(m) Parking of cars. When the number of cars in regular use by residents and their guests exceeds the assigned garage space, the guest parking ~~area~~ may be used. Residents may have a temporary need to use their assigned garage space for purposes other than storage of their regularly driven cars. If the need for such alternative use of garage space is expected to continue for longer than two weeks, immediate arrangements must be made to discontinue using the guest parking area for parking regularly driven cars.

(n) Flag replacement. Same instructions as for post lights, entrance way and flag lights, stated in (2)(1)(iv), above.

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OPERATING RULES AND REGULATIONS, continued

(3) Limited Common Areas and Facilities. In these areas of the Condominium Property residents have essentially the same freedom to use their living space as those who live in single-family dwellings.

(a) Patio planting area. This space may be used for growing most types of annual and perennial flowers and vegetables of the resident's choice. Ground cover and vining plants may be grown, but they must not be permitted to climb on a building or encroach on the neighboring planting area or patio. Stepping stones may be laid between the plants at the option of the resident. Original plantings of evergreens may be retained or removed at the option of the owner. New and replacement evergreens and bushes may be planted at the owner's expense.

Flowering bushes may be planted for climbing on supports attached to or adjacent to the privacy fence. But their growth must be controlled to avoid encroachment in any way on the neighboring planting area or patio.

Use of this planting area is encouraged as a source of beauty and variety of appearance. The planting area whether or not used as such, as well as the entire patio area, should be maintained in such condition and appearance that it will enhance rather than detract from the appearance of the area in which it is located.

(b) Patio. An open patio, as originally constructed, may be furnished in a style of the resident's choosing. Carpet may be attached or unattached to the concrete surface. Maintenance of the patio should always present an attractive appearance.

Enclosed patio. The entire patio, excluding the planting area may be screened or otherwise enclosed after receiving written approval of the Association.

All costs of the installation will be paid directly by the owner to the supplier of materials and services. Such costs may include in addition to the basic cost of the enclosure, the cost of permits, relocation, removal and modification of existing facilities, repair of lawn damage, damage to the building, building fixtures, and the maintenance and repair of the enclosure after it is in use.

An alternative to the use of the planting area as such may be installation of a hard surface such as brick or concrete. This type of modification requires prior written approval of the Association.

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CERTIFICATION

The minutes of the Board of Managers meeting held October 14, 1991 includes the record of an action by the Board, as stated below.

Alice Paul

Alice Paul, Secretary
Date signed October 14, 1991

" Bill Wuchnick moved for the approval of a condominium information statement, and for the adoption of Operating Rules and Regulations, both of which are contained in the six page pamphlet prepared by this Board, that such Operating Rules and Regulations become effective October 14, 1991, that one copy of the pamphlet be delivered to the owner of each living Unit, and that the pamphlet together with this certification page be made a part of the minutes of this meeting.

Linda Reese seconded the motion. After discussion, the motion was approved

Signed by the members of the Board of Managers October 14, 1991.

Robert R. Myers
Robert R. Myers

Andrew A. Paul
Andrew A. Paul

Linda Reese
Linda Reese

Worth C. Stanley
Worth C. Stanley

William Wuchnick
William Wuchnick