

INTERLUDE HOMEOWNERS
SCHEDULE A
Rules and Regulations
Revised 08/01/2023

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by any unit owner for any other purposes than ingress to and egress from the units.
2. Except as to the areas termed limited common elements, no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all the unit owners.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways, common areas, gardens, grounds, and passageways as play area (s).
4. No vehicle belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
5. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
6. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvement except as may be expressly authorized by the Association.
7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing, or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants of other units, and the same shall not be played or permitted to be played between the hours of 10:00 p.m. and the following 8:00 a.m.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
9. The balconies, if any, and terraces, decks or patios shall be used only for the purposes intended and shall not be used for hanging garments or other articles or cleaning rugs, household articles or other items. Excessive storage on decks or patios is not permitted. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.
10. No cats, dogs or other animal or bird or reptile (hereinafter for brevity termed "animal") shall be kept, maintained or harbored in the development unless the same in each instance is expressly permitted in writing by the Managing Agent or, if there is no Managing Agent, then, by the Board of Managers. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious to other owners in which event the owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected, the owner, upon written notice, will be required to dispose of the animal. The written notices provided for herein shall be issued by the Managing Agent or, if there is no Managing Agent, then, by one or more of the members of the Board of Managers. No dog or pet whatsoever will be permitted for occupants who are not owners of the unit. A fee of \$200 per day will be charged to any owner who permits renters or guests to occupy his or her unit with any kind of animal. Anyone claiming an exception for a service animal must contact the Managing Agent for prior approval.

11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.
12. Any damage to the general common elements or common personal property caused by the owner or a child or children of a unit owner or their guests or renters shall be repaired at the expense of that owner. Fire alarms installed in each unit are connected to a centralized control panel and are considered common elements. Tapering with or damaging these units falls under this regulation.
13. The Managing Agent or, if there is no Managing Agent, then, the Board of Managers shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, the owner shall provide a key for the Managing Agent's or the Board of Managers' use.
14. No remodeling, construction or alteration may be done within any unit or that unit's limited common area(s) without written permission by the Board of Managers or, at their direction, by the Managing Agent. Any such work is permitted only on Monday through Saturday and between the hours of 8:00 and 6:00 pm. All work must be conducted between April 5th and July 1st and between Labor day and December 15th. Detailed plans must be submitted with any requests for permission. (Article XI, #6 of the bylaws). No permission will be granted for the alteration of any weight bearing feature within any unit without prior structural engineering certification. No expense shall be borne by the Association for any work related to the remodeling. The owner is solely responsible for all related expenses. Any work performed outside of the permitted hours which creates any objectionable noises to occupants of neighboring units will cause a penalty of \$200 per incident to be levied against the owner of the offending unit.
15. Charcoal grills are prohibited anywhere on Interlude property, within owners' units, or on owners' limited common areas. Gas or electric grills are permitted.
16. The Interlude is a non- smoking property. Owners may smoke inside their units but not on the limited common areas (decks, patios and walkways).
17. The Interlude Jacuzzi is for Interlude Owners and guests only. General Interlude property rules apply to the Jacuzzi enclosed area, such as, no smoking, no loud music or behavior. In addition, no pets or glassware will be permitted within the Jacuzzi enclosure. Appropriate swimwear must be worn at all times.
18. Drones are prohibited at the Interlude unless approved by the Board of Managers in advance of use.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulation.