

RULES AND REGULATIONS OF HARVEST ACRES CONDO ASSOCIATION

1. Owner's use and occupancy of the Unit shall at all times comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations. Owner, its Tenants, agents, servants and employees shall not block or obstruct any of the entries, passages, or doors of the Condominium or any Condominium Unit, or place, empty or throw any rubbish, litter, trash or material of any nature into such areas, or permit such areas to be used at any time except for ingress and egress of Owner, its Tenants, agents, servants, employees, visitors or invitees.
2. No sign, advertisement or notice shall be displayed, painted or affixed by Owner, its Tenants, agents, servants or employees in or on any part of the outside or inside of the Unit without prior written consent of the Board of Directors, such consent not to be unreasonably withheld; provided, however, that no prior written consent of the Board of Directors shall be necessary if the sign, advertisement or notice is not visible outside the Unit. All signs submitted for the Board of Directors' prior written approval shall conform to any sign requirements or restrictions for the Condominium.
3. The Association is not responsible for lost or stolen personal property, equipment, money or any article taken from the Unit or the Condominium.
4. Owner, its Tenants, agents, servants and employees shall not carry on any mechanical operation or bring into the Unit or the Condominium any flammable fluids or explosives without the prior written permission of the Board of Directors.
5. Owner shall not use the sidewalk adjacent to or any other space outside the Unit for display, sale or any other similar purpose or otherwise block those areas in any way without the prior written approval of the Board of Directors.
6. Owner shall maintain its Unit in a clean, orderly and sanitary condition free of insects, vermin, rodents and other pests. Owner shall adhere to trash pick-up procedures established from time to time by the Association. During normal working hours, all refuse, trash, garbage and containers or types approved by Association for the same will be so placed in the Unit as not to be visible from the exterior of the Unit or from the interior areas of the Unit normally used by public. Boxes will be flattened by Owner before being put in Condominium trash containers. No material shall be placed in the trash boxes or receptacles if the material is of a nature that it may not be disposed of in the ordinary and customary manner of removing and disposing of trash and garbage in the municipality of the property of without being in violation of any law or ordinance governing such disposal.
7. The Association may waive anyone or more of those Regulations for the benefit of any particular Owner, but such waiver by the Association shall not be construed as a waiver of such Regulations in favor of any other Owner, or prevent the Association from thereafter enforcing all Regulations against any or all Owners.
8. The Association may amend these Regulations and make other and further reasonable rules as in its sole judgment are from time to time necessary and desirable.
9. These Regulations are for the Association's benefit, and are in addition to, and shall not be construed to in any way modify alter or amend, in whole or in part, the terms, covenants, agreements and conditions of any lease in the Condominium. The Association has no liability for its failure to enforce any of the Regulations against any Owner.
10. Any reference herein to "Owner" shall apply equally to all Tenants, guests and invitees of Owner in the Unit, and each Owner will be responsible for any loss or damage occasioned.