

EXHIBIT "B"

TO THE CONDOMINIUM INFORMATION STATEMENT FOR UNIVERSITY PLACE

PROPOSED

**RULES AND REGULATIONS
FOR
UNIVERSITY PLACE CONDOMINIUM**

Your Executive Board welcomes the assistance of all Unit Owners in the enforcement of these Rules and Regulations. Violations should be reported in writing to the Managing Agent of the Condominium, and not to the Board or Officers of the Association. The Managing Agent will give notice of the violations to the violating Unit Owner and any appropriate committee. All disagreements will be presented to the Executive Board, which will take appropriate action. Unit Owners are responsible for the compliance of their guests, invitees and tenants.

1. No boats, trailers, mobile homes, vans, or commercial vehicles shall be permitted at the Condominium without the prior written consent of the Executive Board. No vehicle which cannot operate on its own power shall be permitted at the Condominium. Repairing vehicles at the Condominium is prohibited.
2. The sidewalks, entrances, roadways, and similar areas of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be stored thereon.
3. The personal property of the Unit Owners must be stored in their respective Units.
4. All refuse, waste, bottles, cans and garbage shall be securely contained in plastic bags and stored in trash containers in designated areas of the Condominium. The Unit Owner shall be responsible for any costs resulting from failure to comply with the provision, including, but not limited to, the cost of removal of any improperly placed refuse, waste, bottles, cans or garbage and the cost to repair any resulting damages. In addition, failure to comply with this provision could result in the assessment of a fine by the Executive Board to be paid by the Unit Owner.
5. Toilets and other plumbing shall not be used for any purpose other than those for which they are constructed. No sweeping, rubbish, rags or other foreign substances shall be thrown in them. The cost of any damage resulting from misuse shall be borne by the Unit Owner responsible for the damage.
6. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

7. To maintain a uniform and pleasing appearance of the exterior of the Buildings, no awnings, canopies, shutters, screen, glass enclosures or projections shall be attached to the outside walls, doors, windows, roofs or other portion of the Buildings or on the Common Elements.
8. No Unit shall have any aluminum foil placed in any window or glass door, nor any reflective substance placed on any glass, except such as is approved by the Executive Board for energy conservation purposes.
9. Where curtains are other than white or off-white, they must be lined, or "under draped" or "black-out" draped in white, which liners must be approved by the Executive Board.
10. No Unit Owner, nor his family, guests, invitees or tenants shall make or permit any disturbing noises in the Building, or upon the Common Elements, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, sound amplifier or other sound equipment in his Unit in such a manner as to disturb or annoy other Unit Owners. No Unit Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction or practice at any time which disturbs other Unit Owners. Minimum volumes of all sounds and sound producing equipment shall be enforced between the hours of 10:30 p.m. and 8:00 a.m. All other unnecessary noises, such as bidding good night to departing guests and slamming car doors, should be avoided between these hours. Carpentry, carpet laying, picture hanging or any trade (or do-it-yourself) work involving any noise must be done between the hours of 8:00 a.m. and 6:00 p.m.
11. No radio, television or other electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
12. No exterior antennae shall be permitted on the Building or Common Elements, except as is approved by the Executive Board.
13. No noxious or unusual odors shall be generated in such quantities that they permeate to other Units or the Common Elements and become annoyances or become obnoxious to other Unit Owners. Normal cooking odors, normally and reasonably generated, shall not be deemed violations of this regulation.
14. No fires, cooking devices or other devices which emit flames, smoke or dust shall be allowed on any balcony.
15. There shall be no solicitation by any person anywhere in the Condominium for any cause, charity or any purpose whatever, unless specifically authorized by the Executive Board.
16. Unit Owners shall be liable for all damages to the Building caused by receiving deliveries, or moving or removing furniture or other articles, to and from the Buildings.

17. Children will be the direct responsibility of their parents or legal guardians who must supervise them while they are within the Condominium. Full compliance with these Rules and Regulations and all other Rules and Regulations of the Association shall be required of such children.
18. Unit Owners are not permitted on the roofs for any purpose, except as otherwise permitted by the Executive Board.
19. Unit Owners, their families and guests, shall not appear in, nor use the Common Elements except in appropriate attire.
20. Food and beverages may not be consumed in the Common Elements, unless specifically authorized in writing by the Executive Board.
21. Every Unit Owner and Occupant shall comply with these Rules and Regulations as set forth herein, and any and all Rules and Regulations which from time to time may be adopted, as amended from time to time. Failure of a Unit Owner or Occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof.
22. Anything to the contrary herein notwithstanding, these Rules and Regulations shall apply to all other Unit Owners and Occupants even if not specifically so stated in portions hereof. The Executive Board shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefor and good cause shown in the sole opinion of the Board.