

QUEENS GRANT II RULES AND REGULATIONS

1. Residents shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, television and amplifiers that may disturb other residents.
2. No residents of the Property shall:
 - a) Post any advertisements or posters of any kind in or on the property except as authorized by the regime.
 - b) Hang garments, towels, rugs or similar objects from the windows or balconies or from any of the facades of the property.
 - c) Dust mops, rugs or similar objects from windows or balconies or clean rugs or similar objects by beating on the exterior part of the property.
 - d) Store bicycles, toys, furniture or other personal items on walkways or common areas. All personal items must be stored inside fenced areas or in villas. Any items stored on common property are subject to removal at the unit owners' expense.
 - e) Throw trash or garbage outside the disposal installation provided for such purpose in the service areas.
 - f) Act so as to interfere unreasonably with the peace and enjoyment of the residents of the other apartments in the Property.
 - g) Maintain any pets which cause distress to co-owners through barking, biting, scratching or damaging of property. Failure to clean up after pets will result in a fine in the amount of \$25.00 for the first offense and a fine in the amount of \$50.00 for each subsequent offense.
PIT BULLS ARE STRICTLY PROHIBITED FROM THE PROPERTY.
3. No co-owner, resident or lease shall install wiring for electrical or telephone installations, television antennae, machines or air conditioning units, or similar objects outside of his dwelling or which protrudes through the walls or the roof of his dwelling unit except as authorized by the Board.
4. The regime prohibits commercial vehicles, motor cycles, campers, trailers, RV's, mopeds and boats.
5. No inoperative or unlicensed vehicle shall be parked upon the premises. A vehicle shall be deemed to be inoperative if the vehicle has not been moved in a period of seven (7) consecutive days and the Association determines in its sole discretion that the reason given is inconsistent with the objective of providing fair and equal parking privileges to all unit owners.
6. No Commercial vehicle shall be parked upon the premises over night, and parking of commercial vehicles during daylight hours shall only be in connection with deliver to or legitimate work in, around or upon a dwelling unit or the general common elements. Commercial vehicles are defined as those vehicles having external signage and those vehicles regularly containing implements and materials used in a trade or business.
7. There shall be no major vehicular repairs, changing oil or washing of vehicles in parking areas.
8. Any vehicle found parked for a period of 24 hours without a decal or temporary pass will be subject to towing at the vehicle owner's expense.
9. All vehicles shall be parked on paved parking spaces only and shall not block sidewalks, entrances or driveways.
10. No "For Sale" signs are permitted on vehicles.
11. Roadways throughout Queens Grant have a speed limit of 10 miles per hour. Violators will be prosecuted.
12. The Board of Directors of each association has disapproved issuing "reserved parking" signs. The only new signs permissible will be "handicapped parking" and written documentation from a physician is required.
13. All apartments shall be utilized for residential purposes only. No owner shall permit occupancy by more than two persons per bedroom.
14. Long-term residents are restricted to two persons per bedroom.