SCHEDULE A
HILLCREST COUNTRY CLUB NO. 16 CONDOMINIUM, INC.
HOUSE RULES

I. GENERAL

1. Each resident is expected to maintain his apartment in an appropriate state of preservation and cleanliness.
2. Any attachments to the exterior walls and windows of the building require the approval of the Board of Directors.
3. No work may be started inside an apartment involving structural changes or basic changes in electrical wiring or plumbing without written permission of the Board of Directors.
4. Due to open-window living and the fact that walls are not sound-proof, reasonable consideration for neighbors is expected.
5. Care must be used in maintaining low volume on all radios, TV's, stereos and musical instruments, with earphones suggested for those who desire high volume on radios, TV's, and stereos. Particular care must be exercised in this respect between the hours of 10:00 P.M. and 8:00 A.M.
6. Service personnel and other persons desiring entry must be admitted to an apartment by the resident only, or by a person designated by the owner.
7. Each resident is required to leave a duplicate key to his apartment in the office of the Corporation as required by State law for protection and preservation of the premises. This key may be used only for the purpose intended and is not to leave the hands of a Board member or management, when in use. On those days designated by the Board, access must be given for extermination services.
8. If an owner of an upper apartment wishes to install any floor covering other than carpet, i.e., tile, parquet, etc., he must use insulation approved by the Board of Directors.
9. No grilling or cooking of any kind is permitted on balconies, terraces, walkways, or lawn areas.
10. Bicycles, shopping carts, strollers, or similar vehicles are not permitted, on the upper floors of the building, on any catwalks, stairwells, in the storage room, laundry rooms or the pool area, except when in transit to the storage or apartment balcony areas.
11. Signs, notices, ads, etc., may not be posted.
12. There is to be no interference with any plants, shrubs or trees growing on the premises.
13. No pets are allowed on the premises at any time. Failure to abide by this rule could result in fines and possible eviction.
14. Residents are not to sweep or throw, or permit anyone to sweep or throw, from apartments or patios, any dirt, dust, cigarettes, cigars, ashes, water, paper or other substances.
15. Refuse, waste, etc., shall be securely placed in the trash chute on each floor or trash collection room of the building. The owners/occupants shall not throw such material in and/or around the building. No garbage shall be thrown down trash chutes without being enclosed in a secured plastic trash bag (13 gallons recommended). Heavy objects, large boxes, bottles or glass items cannot be thrown down the trash chutes. These items must be placed directly in the recycle bins located on the first floor.
16. The sidewalks, entrances, driveways, passages, patios, elevators, vestibules, stairways, corridors and halls must not be obstructed in any manner by the occupants or used for any other purpose than ingress and egress to and from the premises.

17. Residents shall be responsible for all damages to Association property caused by pets and guests that they bring onto Association property.

II. LAUNDRY

1. Laundry hours are from 7:00 A.M. – 10:00 P.M. NO EXCEPTIONS.
2. Coin washing machines and coin dryers are furnished for the use of all residents and are to be used in strict accordance with the schedules and regulations posted in the laundry rooms. Washing machines should be used for washing clothes only. The washing of rugs or carpeting is not permitted. You will be held liable for damage to the machines for misuse.
3. Your neighbors are entitled to use of machines also. If you have more than two loads to do, give your neighbors a chance to do theirs.
4. Please remove your clothes in a timely manner after completing washing and drying.
5. Doors to laundry are not to be left open or lights left on at any time after use.
6. Please sign-in when using the washers and dryers.

III. PARKING AREAS

1. Parking areas are under control of the Board of Directors.
2. All resident owners must use their assigned parking space only. Only one car per apartment can be parked in the building parking lot. If you are expecting guests it is the resident's responsibility to inform your guests that they must park in the guest parking spaces only.
3. If you are expecting a guest to stay overnight it is the resident's responsibility to complete a guest parking form and submit a refundable $20.00 guest parking fee. Failure to return the guest parking hang-tag will result in forfeiture of said $20.00 & an additional $20.00 and possible restriction of guest parking privileges.
4. Guest parking passes are allowed for a maximum of 30 days per year and at the sole discretion of the Board of Directors. If a guest parking pass is issued for 30 consecutive days the resident shall not be allowed a guest parking pass for the remainder of the year unless authorized by the Board of Directors.
5. Resident's parking space is intended for private automobile only and no other type of vehicle is permitted to park in that space. Unauthorized parked automobiles may be towed away at the owner's expense as permitted by local ordinance. If you have two automobiles, do not park one in guest parking spaces.
6. You may not give others permission to use your parking spot. The Board of Directors must know whom, where, when and all parking spots that are occupied.
7. No repairing of or washing cars is permitted in any parking space, anywhere in the parking lot or anywhere on the premises of the association.
8. Commercial vehicles (work vans, trucks, etc.) are not permitted in any parking space, anywhere in the parking lot or anywhere on the premises of the Association.
9. No unregistered or inoperable vehicles shall be moved onto or kept on Association property.

10. Vehicles in violation of this section may be towed at owner's expense.

IV. CONSTRUCTION/MOVE-INS

1. Construction within the units is only allowed Monday-Saturday between the hours of **9:00 A.M – 6:00 P.M. NO EXCEPTIONS.**
2. Owners are responsible for removal of all waste/debris as a result of construction within the unit. Building dumpsters are not to be used for this purpose. The disposal of large amounts of trash accumulated as a result of outside Contractor's work must be disposed of by the Contractor and may not be placed in the building trash room or garbage bin. Contractors must also clean up any dirt or debris in the common areas as a result of the work being done inside the unit.
3. Move-in and move-out must be scheduled by appointment only as to arrange for the use of the elevators, and to have the pads installed.
4. **All moving must be conducted Monday thru Saturday between the hours of 9:00 A.M. - 6:00 P.M.**
5. A refundable security deposit in the amount of **$250.00** must be submitted to the management office at least 48 hours prior to the move, not including weekends or holidays. The deposit must be in the form of a **check or money order, made payable to Hillcrest Country Club No. 16 Condominium, Inc**. **Cash will not be accepted.**
6. The resident/owner must sign a liability statement holding them financially responsible for any damage caused to the property that exceeds the $250.00 security deposit.

By signing below, I confirm that I have read the House Rules, and agree to abide by these rules.

_____ _____

Signature Date

_____ _____

Signature Date