

Brooklyn House Owners Association, Inc.

RULES & REGULATIONS

The following abbreviated plain language Rules & Regulations are extracted from the documents of the Association to simplify a general overview of the full unabridged recorded version. The recorded documents of the Association are the governing instruments. Violation of any rule (or the governing documents of the association) will subject the offender to fines as per the Association's Fine Policy. The purpose of the Rules & Regulations is not to harass residents/owners, but rather to ensure a reasonable quality of life within the community and assist in maintaining or improving the property values.

IT IS RESPONSIBILITY OF ALL OWNERS TO ENSURE THEIR TENANTS ARE PROVIDED A COPY OF THE RULES & REGULATIONS AND ABIDE BY THEM. IT IS ALSO THE RESPONSIBILITY OF ALL OWNERS TO ENSURE ALL RESIDENTS, TENANTS AND GUESTS ABIDE BY THESE RULES & REGULATIONS AND ALL OTHER BROOKLYN HOUSE GOVERNING DOCUMENTS. ALL FINES FOR VIOLATIONS WILL BE ASSESSED AGAINST THE OWNER'S ACCOUNT.

1. Street level owners are responsible for removing all snow, leaves and debris from all stoops, doorways, entrance ways and sidewalks which are limited common elements appurtenant to his/her unit. If any such limited common element is shared by two or more units, the owners of those units will be jointly responsible for such removal.
2. Each street level unit (Unit 101 and 102) is restricted to office and retail use, as allowed in Central Business District Zoning District under the current Zoning Ordinance for the City of Wilmington. All other units in the building are restricted to single family residential purposes only.
3. No illegal, loud, obnoxious, or offensive activity shall be carried on in any Unit or upon the Common Elements, nor shall anything be done therein tending to cause embarrassment, discomfort, annoyance or nuisance to any owner. No immoral, improper, offensive or unlawful use shall be made of any Condominium Unit or of the Common Elements or Limited Common Elements, nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.
4. No Owner of any Condominium Unit shall permit or suffer anything to be done or kept in his Condominium Unit, or on the Common or Limited Common Elements, which will increase the rate of insurance on the Condominium.
5. Without the written consent of the Association having been first obtained, no structure or personal property, including but not limited to satellite dishes, planters or any other items shall be placed or permitted to remain on any balcony, railing or other portion of the Common Elements or Limited Common Elements.
6. Food preparation, including the use of exterior or outside cooking equipment such as barbecue grills, shall not be permitted in any area of the Condominium outside the boundaries of the Units or on any of the balconies appurtenant to any of the Units.

7. No food preparation, inclusive of interior, exterior or outside cooking equipment, including but not limited to barbecue grills, hood or exhaust ventilation systems, shall be permitted in the retail or office units on the first floor.
8. The use of the Units, Limited Common Elements and Common elements shall be further subject to the Brooklyn House By-Laws and Declaration.
9. A unit may not be leased or rented for a term of less than six months. All leases and rental agreements shall be in writing and subject to the requirements of the Condominium Documents and the Association.
10. No owner or resident shall cause or permit to be caused any improvements or changes to the exterior of the building, the exterior of the unit or any of the common areas or limited common areas or any other portion of the building, including but not limited to painting, staining, electrical wiring or antennae, lattice work, awnings, canopies, shutters or other objects without **PRIOR** written architectural approval from the Board of Directors. NOTE: Drilling holes or cutting other openings from the interior of a unit to the exterior are considered an alteration and is not allowed without **PRIOR** written approval from the Board of Directors.
11. No owner or resident may make any improvements or alterations to the interior of his/her unit that impairs the structural integrity or mechanical systems or lessen the support of any portion of the Condominium.
12. Excessive noise is not permitted at any time. This includes, but is not limited to stereos, television, musical instruments, loud noises, noisy parties and loud voices. No loud or amplified music shall be permitted in the retail or office units located on the first floor, nor shall any loud or amplified music be permitted in any of the Units.
13. Pets are permitted only if such animals do not disturb or annoy other residents. If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and/or annoyance to other residents, the owner will be asked to permanently remove the pet from the premises. All owners are required to clean up thoroughly after their pets. All owners must constrain their pets (dogs AND cats) by leashing or holding and maintain them under control at all times while in the common areas. Note: There are also County and City ordinances governing pets that must be adhered to.
14. In order to maintain consistency in the visual attractiveness of the exterior of each unit and the building in general, all window coverings, including draperies and blinds, visible from the exterior of the unit, shall be white and in good repair. Of Course, the interior may be of a different hue.
15. All household refuse MUST be placed in plastic bags, tied and placed in the trash dumpsters for pickup. At no time will garbage, bulk items, toys, bikes, shoes or any other personal items be permitted to be left outside any unit or in any part of the common area. No bulky furniture items (i.e., mattress, box spring, tables, shelves, etc.) or appliances (refrigerator, stove, washer, dryer, etc.) are allowed inside OR outside the dumpster or trash dumpsters. Our trash removal contract does not include these items. Just as with other city residents, each unit resident must arrange for pickup of these items. Bulk items may not be left outside the unit or in any of the common areas pending pick up. Some remedies include: **Rescue Mission at 343-0366 and**

Salvation Army at 762-6611. Any trash, bulk items or any other personal items found in the hallways or any other common area or limited common area will result in the cost of removal of such items being assessed to the unit OWNER'S account. Fines for violations of this rule may also be imposed.

16. Temporary holiday decorations (such as wreaths) may be affixed to the exterior of the entrance door of individual units. Such decorations may not be placed on the walls or floors outside of any units. Holiday decorations may not be attached using adhesives, nails, tacks, screws or any other permanent means which would harm the exterior finish of unit entrance doors. No decorations deemed by the Board of Directors in its sole discretion to be offensive or hazardous will be allowed on the exterior doors or visible through the exterior windows of any unit. All holiday decorations may not be placed outside the units prior to 20 days prior to the holiday and must be removed within 10 days after the holiday.
17. No decorations, pictures, posters, decorative painting, statues, chairs, benches or any other such items may be affixed to or placed on the exterior of any unit door, walls, floors or ceiling outside of any unit entrances. One door mat is allowed immediately outside the unit entrance. The unit resident is responsible for keeping the mat reasonably clean and in good repair. The resident is responsible for keeping the floor in the immediate area of the mat reasonably free of dirt and debris resulting from the placement of any such door mat.
18. No personal items may be stored in the basement, electrical room, any common area storage closets, hallways, or in any other common areas.
19. No entrance door to the building may be propped open or otherwise left unlocked unless a resident or owner is in the immediate vicinity of said door. Any such open door must be in the direct view of a resident or owner at all times.
20. No smoking is allowed in the lobby, stairwells, elevator, hallways or any other interior common areas of Brooklyn House.
21. No signs (including "For Sale" or "For Rent" signs) are allowed in any residential units or the residential common areas that are visible from outside of the units or common areas. No signs are allowed in the residential entrance area of the building.
22. All owners are reminded that it is your responsibility to ensure that your residents, tenants and guests are aware of these rules and regulations and all other governing documents for Brooklyn House and that they abide by them. Any violations by owners, residents, tenants, or guests are subject to a fine which will be assessed against the OWNER'S account.
23. Owners are also reminded that any damage to the common areas or limited common areas by owners, residents, tenants, or guests will result in the cost of repairing such damage being assessed against the OWNER'S account. Additionally, acts of vandalism are subject to referral to the local authorities for appropriate action.

Adopted: March 3, 2006

Brooklyn House Owners Association, Inc.
Board of Directors.