

SCHEDULE A TO BYLAWS
RULES AND REGULATIONS OF
FARRCROFT AT RIDGELY MANOR, A CONDOMINIUM

All use of the Condominium Property shall be in accordance with the provisions of the Declaration, the Bylaws of FARRCROFT AT RIDGELY MANOR and these rules and regulations.

These rules and regulations shall apply to each Unit Owner and his family and his or their guests, employees, agents and lessees. Unit Owners shall be responsible for the actions of such family, guests, employees, agents, and lessees.

1. No sign, advertisement, notice or other lettering, painting or decoration including without limitation, "For Rent" or "For Sale" signs, shall be exhibited, inscribed, painted or affixed on any part of the Condominium, including, without limitation, on the outside of a Unit or in the windows of any Unit or in the Common Elements without the prior written consent of the Association.
2. No improvements (including planting or landscaping) may be construed on, or alterations made to the exterior of the buildings or on the Condominium Property without the prior written consent of the Association. Such prohibited improvements shall include, but not be limited to, any additional buildings, terraces, patios, sidewalks, driveways, walls, fences, awnings, windows, doors, screens, jalousies or enclosing of patios or balconies.
3. Laundry, rugs, bathing suits and other articles shall not be hung from the windows, railings, stairways, landings, fences or any exterior portion of the buildings at any time. Sweeping or shaking of mops or rugs or throwing dust or anything else from the windows, railings, stairways, landings, fences or doors is not permitted at any time.
4. Unit Owners may have no planter boxes on their windows and, in addition, no hanging vine or growth is permitted to extend through and outside the window area. No vine or growth is permitted on any trellis or permitted to hang outside any deck or patio areas. No vegetables or other plants grown in planters shall be visible from the Common Elements.
5. Individual television, radio antennas, satellite dishes and/or similar apparatus may not be attached to the buildings without written permission of the Association. No window air conditioning units are allowed. Before satellite dishes are installed, approval must be given by the Association in writing subject to restrictions imposed by the Association.
6. All Common Elements must be kept clean and free from unsightly objects. All tools, sporting equipment and other personal articles and equipment must be kept within the Unit. No tools, sporting equipment or other personal articles shall be kept on the patios or balconies other than grills and patio style furniture in good repair.
7. All improvements, maintenance and landscaping of the Common Elements shall be handled only by the Association.
8. All persons shall reduce noise levels between the hours of 10:00 p.m. and 8:00 a.m. so that occupants of Units will not be disturbed. Unnecessary noises shall at all times be prohibited, including, without limitation, playing loud music or making other loud noises on the Condominium Property, playing music or making loud noises audible to others outside of the Unit or vehicle from which the music or noise is emanating. Loud music or other loud noise is prohibited at, in and around the pool area, cabana and any other part of the Condominium Property.
9. All trash, garbage and rubbish put in the trash dumpsters in the Common Elements shall be securely wrapped and tied in plastic bags. Unit Owners shall place all trash in the dumpsters and shall close all dumpster doors after placing trash therein. All Unit Owners shall dispose of their trash in such a manner that the trash dumpsters and dumpsters pads are as clean as possible and not unsightly. All trash, rubbish and garbage shall be stored within the Unit until deposited in the trash dumpster and shall not be placed anywhere outside the Unit or dumpster.

10. No trash or cigarette or cigar butts shall be discarded in or on the Condominium Property.
11. The sidewalks, entrances, hallways, corridors, passages and driveways may not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Units and/or the portions of the Common Elements designed for parking.
12. No employee of the Association shall perform any personal services, while on duty, for any individual Unit Owner, guest, employee, agent, or lessee, except such services as are approved by the Association.
13. No pets will be permitted on the premises or in the Units except those approved by the Board of Directors, and subject to the following conditions:
- (a) Only one domestic dog or domestic cat weighing less than 40 pounds will be permitted.
 - (b) All pets shall be kept on a leash when taken to and from the building and shall not be allowed to run loose or be curbed on any of the Condominium Property.
 - (c) All pets must be sufficiently under control at all times so that they do not become a nuisance to the Unit Owners or occupants of other Units. Pet owners must clean up any fecal waste deposited on the Condominium Property by their pets.
 - (d) All pets must be licensed as may be required by law and vaccinated against rabies.
 - (e) There shall be no more than one pet maintained in any Unit unless prior written approval is given by the Association; provided, however that such approval may be withdrawn by the Association upon reasonable notice.
 - (f) Approval for any pet may be withdrawn for any reason at any time by the Board of Directors upon ten (10) days notice to the Unit Owner.
 - (g) If any building requires any exterminating, then the units within the building that have pets may be subject to an additional charge.
 - (h) No pet shall be kept on any deck, patio or enclosure other than the Unit itself.
 - (i) All pets shall be exercised only in area(s) specifically designated by the Association.
 - (j) Any Unit Owner (or pet owner) which fails to observe any of these rules relating to pets shall be subject to fine at the discretion of the Board of Directors of the Condominium and/or termination of privileges, including, but not limited to, the privilege to keep their pet on the Condominium Property.
14. No boats, trailers, campers, recreational vehicles, buses, commercial trucks, commercial vans, motor vehicles (other than those of a private passenger type in good working order) nor any similar vehicles shall be parked or stored on the Condominium. No work or maintenance shall be performed on the Condominium Property on any vehicles. All vehicles must have a current license and a valid parking sticker to be kept on or allowed into the Condominium Property. The Board reserves the right to determine what defines a commercial vehicle.
15. No skateboarding, skating, playing of games or similar activities are allowed in the parking area, streets, sidewalks, or on any part of the Condominium Property.
16. All window coverings and treatments visible from the outside of the Units shall be either standard white or off-white blinds, or draperies lined with white or off-white exterior lining, or such other common color or shade as may be determined by the Association. Blinds must be kept in good repair.
17. Only Owners or Tenants and/or guests shall be permitted to use the Condominium Property and/or any Common or Limited Common Elements

shall be subject to the Rules and Regulations posted from time to time by the Board of Directors of the Condominium and violation of any of these rules and regulations shall be subject to the violator to appropriate sanction as set from time to time by the Board of Directors of the Condominium, including, but not limited to, the loss of any or all privileges to use or enjoy the Common or Limited Common Elements.

18. No gasoline or other hazardous substance may be stored in or on any portion of a unit or in or on the Common or the Limited Common Elements.

19. No bicycles or other personal property shall be parked, stored, locked to and/or placed in the hallways, stairwells, and/or parking lot (except bicycles may be placed in any designated parking racks) at any time. Bicycles wrongfully parked, stored, locked to and/or placed in the hallways, stairwells, and/or parking lot shall be subject to removal, confiscation and/or other means of detention as deemed fit, by the Board of Directors from time to time. Bicycles shall not be ridden on any sidewalk within the Condominium Property at any time.

20. No obnoxious, offensive or illegal activity shall be carried on upon any part of the Condominium nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the Unit Owners or which shall in any way interfere with the quiet enjoyment of any Unit Owner of his Condominium Unit or which shall in any way increase the rate of insurance carried by the Association for the benefit of the Owners.

21. No person shall use, traverse or occupy any portion of the roof of any Building or attic space without the prior written consent of the Association.

22. No Unit Owner may lease any element of his Condominium except in accordance with the following provisions:

(a) No Unit Owner shall lease his Condominium Unit for a period of less than six (6) months.

(b) No Unit Owner shall lease his Condominium Unit except for residential purposes. Each Unit may be occupied by only one family or by a maximum of one person per bedroom for unrelated persons.

(c) No Unit Owner shall lease his Condominium Unit unless at least one of the lessees, who will actually occupy the Unit, is over the age of 21 years.

(d) Prior to the effective date of such lease, the Unit lessees, occupants or guests authorized to use the Condominium Unit in the Unit Owner- lessor's absence shall be disclosed to the Association, indicating the exact period of the time during which such persons will be so authorized.

(e) The Owner of any Condominium Unit shall be responsible for any damage to the Common Elements, an adjoining Condominium Unit, or any other property comprising the Condominium, caused by the lessee and/or the lessee's guests, as well as responsible for legal fees, court costs, or other costs incurred by the Association in removing a lessee.

(f) Except as otherwise provided herein, such lease must be consistent with the Declaration, Bylaws, and those Rules and Regulations, as the same may be amended from time to time. All leases shall be in writing and shall contain at least the following provisions:

(i) The lessee agrees to comply with the Declaration, Bylaws, and these Rules and Regulations as the same may be amended from time to time.

(ii) If the lessee fails to comply with the provisions of the Declaration, Bylaws or these Rules and Regulations, the Board of Directors shall have the power (including power of attorney to act on behalf of the Unit Owner) to terminate such lease, and/or bring summary proceedings to evict the lessee in the name of the Unit Owner-lessor. As between the Unit Owners and the lessee, any costs incurred therein, including reasonable attorney's fees, shall be borne by the lessee;

(iii) The lessee shall not sublet the demised premises or any part thereof without prior written consent of the Board of Directors.

(g) A copy of all leases shall be delivered to the Board of Directors, and/or the acting management company managing the Condominium Property, to be kept in the Association's records. Leases made in violation of these provisions shall be voidable at the option of the Board of Directors. Each Unit Owner-lessee shall be voidable at the option of the Board of Directors. Each Unit Owner-lessee hereby authorizes the officers and each member of the Board of Directors (and hereby appoints each officer and director as his attorney-in-fact) to institute legal proceedings to evict, for cause, any lessee, in the name of the Unit Owner-lessee.

23. Seasonal Lights; Seasonal lights may be used, but only on the shrubbery on either side of the front door. The lights must be small white lights and be in good working order. No other exterior lights or decorations are permitted with the exception of a wreath on the front door. The seasonal lights can be installed after the first Sunday of December, and must be removed prior to January 8th.