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FAIRWINDS OF ANNAPOLIS  
CONDOMINIUM

**RULES AND REGULATIONS**

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## FAIRWINDS OF ANNAPOLIS

### RULES AND REGULATIONS

The Board of Directors of the Council of Unit Owners of Fairwinds of Annapolis Condominium has adopted the following Rules and Regulations for the mutual benefit of the owners and occupants of the condominium units therein (Units). These Rules and Regulations may be modified from time to time by the Board of Directors as it deems necessary to promote the safety and welfare of the owners and occupants of the Units. The Managing Agent has been authorized and directed by the Board of Directors to uniformly enforce the Rules and Regulations at all times.

- 1) The sidewalks, paths, driveways and other areas for use in getting to and from parking spaces, Units and/or recreation facilities shall not be obstructed or used for any purpose other than for ingress to and egress from the parking spaces, Units and/or recreational facilities.
- 2) The common areas shall not be used for the storage or placement of furniture or any other article, including, but not limited to, plants, boxes, shopping carts, and the like.
- 3) No Unit owner or occupant shall make or permit to be made any disturbing noise in the common areas or in the Units by himself, his family, friends, tenants, employees, servants or invitees; nor permit anything to be done by any such persons as should interfere with the rights, comfort or convenience of other Unit owners or occupants. No Unit owner or occupant shall play or allow to be played any musical instrument, radio, TV, hi-fi, tape recorder or the like if the same shall unreasonably disturb or annoy any other Unit owners or occupants.
- 4) Unit owners and occupants shall not be allowed to put their names in any entry or passageway, or other common area, except in the place designated for same by the Board of Directors, or in the mailbox provided for the use of the Unit occupied by them.
- 5) No rugs shall be beaten on common areas, nor dust, rubbish or litter swept from the Unit or any other room thereof onto any of the common areas. Unit owners and occupants must deposit all rubbish or litter in the designated enclosed areas and receptacles provided for such purpose.
- 6) Persons shall not be permitted to loiter or play in any common area not specifically designated as a play or recreation area.
- 7) The water closets and other water, plumbing and disposal apparatus shall not be used for any purpose other than that for which they were constructed. No sweepings, rubbish, rags, newspapers, ashes or other substances shall be thrown therein. Any damage to the property of others, including the common areas, resulting from the misuse or neglect of such facilities or from the misuse or neglect of any heating, cooling or electrical apparatus or facility shall be paid for by the owner of the Unit who caused the damage.

- 8) The repair of all damage to the property of the Council of Unit Owners resulting from the moving and/or carrying of furniture and/or or other articles therein shall be paid for by the Unit owner or the person in charge of such articles.
- 9) Nothing shall be thrown or emptied out of the windows, patios or doors of any Unit, or thrown or emptied in the common areas, nor shall anything be hung from outside the windows or on the patios or placed on the outside window sills of any Unit.
- 10) Water and other common utilities shall not be used or left running for unreasonable or unnecessary lengths of time.
- 11) No one shall interfere in any manner with the heating, cooling, hot water, lighting or similar apparatus in or about the buildings and common areas.
- 12) No awnings or window guards shall be used except as shall be put up or approved by the Board of Directors, and no signs of any kind shall be placed in windows or on doors or other exterior surfaces or on patios or other common areas without the prior written approval of the Board of Directors. Notwithstanding the foregoing, the Declarant (under the Declaration) or its agents may place in windows or on doors or on other exterior surfaces or parts of the common areas signs relating to the sale or rent of Units which it owns.
- 13) The Managing Agent, by authority of the Board of Directors, shall retain a passkey to each Unit. No Unit owner shall alter any lock or install a new lock on any door leading into the Unit without the prior consent of the Board of Directors. If such consent is given, the Unit owner or occupant shall provide the Managing Agent with a key for its use.
- 14) Unit owners and occupants, their employees, servants, agents, visitors, licensees and their families will obey the parking regulations posted at the parking areas, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit owners and occupants. Double-parking shall not be permitted, except in case of emergency.
- 15) The Unit owners and occupants shall not cause or permit the blowing of any horn from any vehicle in which his guests, family, tenants, invitees or employees shall be occupants, approaching or upon any of the driveways or parking areas serving the Condominium, except as may be necessary for the safe operation thereof.
- 16) The owners and occupants of the Units shall in general not act or fail to act in any manner which unreasonably interferes with the rights, comfort and convenience of other Unit owners and occupants.
- 17) Unit owners will faithfully observe the procedures established from time to time by the Board of Directors, the Managing Agent or the Manager with respect to the disposal of garbage, rubbish and refuse.
- 18) Recreation areas, tennis courts and pool area:

- a) Furniture other than that provided by the Board of Directors shall not be used in the recreation area, tennis courts and pool area, nor shall such furniture be removed from said areas.
- b) Users of the recreation areas, tennis courts and pool area are responsible for the removal of all articles brought there by them, including, but not limited to, tennis balls, towels, books and magazines.
- c) Swimming shall be permitted only between such hours as are prescribed by the Board of Directors.
- d) No running, pushing or scuffling shall be permitted in or around the pool.
- e) There shall be no splashing of water other than that accompanying normal swimming.
- f) There shall be no extraordinary yelling in the pool or pool area or at the tennis courts or tennis area.
- g) No life rafts, toys or other such objects shall be permitted in the pool.
- h) Showers shall be taken before entering the pool.
- i) Any person having any skin disease, sore or inflamed eyes, nasal or ear discharges, or any communicable disease shall be excluded from the pool.
- j) All bobby pins, hairpins and other such materials shall be removed before entering the pool.
- k) No occupants of the Units under the age of sixteen (16) shall be permitted to entertain guests in the pool or pool area unless their guests are under the poolside supervision of a parent or occupant-guardian of the minor occupant.
- l) Glass containers of any kind shall be prohibited in the pool area.
- m) The owners and occupants of Units are responsible for the conduct of their guests. The right to have guests use the pool, tennis courts or other recreational areas and the amount of guest fees (if any) to be charged may be regulated by the Board of Directors from time to time.
- n) All persons shall comply with the requests of the Pool Manager respecting matters of personal conduct in and about the pool and recreational areas. The Pool Manager has authority to close the pool and pool area when, in his or her judgment, it is necessary to do so for the health and safety of the persons using the pool and pool area.
- o) The use of the pool, pool area, tennis courts, tennis areas and the recreational areas shall be subject to such other rules and regulations as may be posted from time to time.

19) No Unit owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except for normal household use.