

**EXHIBIT “E” TO CONDOMINIUM DECLARATION
RULES AND REGULATIONS
THE VICTORIAN ON COLISEUM SQUARE CONDOMINIUMS**

1. No part of the Condominium Property shall be used for any purpose except single family residential housing and the common recreational purposes for which the Condominium Property was designed, except as otherwise provided by the Declaration, Articles and/or Bylaws of The Victorian on Coliseum Square Condominium Association, Inc. Each Unit shall generally be used as a residence for a single-family, its servants and guests. Nor portion or all of any Unit may be used as a professional office to which non-residents may be invited on a regular or recurring basis whether or not accessory to a residential use, except with the prior consent of the Condominium Association.
2. There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements without prior consent of the Board of Directors except as herein or in the Bylaws expressly provided. Each Unit Owner shall be obligated to maintain and keep in good order and repair his own Unit in accordance with the provisions of the Condominium Declaration.
3. Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance on that portion of the Condominium Property insured by the Association, without the prior written consent of the Board of Directors of the Association. No Unit Owner shall permit anything to be done, or kept in his Unit, or in the Common Elements which will result in the cancellation of any such insurance, or which would be in violation of any law. No waste shall be permitted in the Common Elements except where provision is made.
4. Except with the permission of the Association, no Unit Owner may keep more than two (2) domestic animals within his Unit. Each animal must weigh less than forty (40) pounds and be confined within the Unit. No external pets are allowed. For the purpose hereof, the term “domestic animal” shall refer exclusively to dogs, cats and birds.
5. No noxious or offensive activity shall be carried on in any Unit, or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises in his individual Unit by himself, his family, servants, employees, agents, visitors, pets, guests and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.
6. Nothing shall be done in, on, or to the Common Elements which will impair the structural integrity of any Unit or which would structurally change any of the Units.
7. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.
8. No industry, business, trade, corporation or profession of any kind, commercial, or otherwise, designated for profit, or otherwise, shall be conducted, maintained or permitted on any part of the Condominium Property (except for home office purposes) except with the consent of all the Unit Owners and the Board of Directors of the Association nor shall any Unit be used or rented for transient, hotel or motel purposes.
9. Nothing shall be altered or constructed in or removed from the Common Elements, except upon the written consent of the Board of Directors.

Exhibit E – Rules & Regulations

10. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows, or balconies thereof, any dirt or other substance.
11. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in or serving such Unit.
12. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors.
13. Any Unit Owner wishing to plant flowers, trees or shrubs within the Common Elements must obtain written permission from the Board of Directors before doing so.
14. Complaints regarding the management of the Common Elements or regarding actions of other Unit Owners shall be made in writing to the Board of Directors.
15. Each Unit Owner must provide a set of keys to his Unit to the Association.
16. The fines for breaking any of these rules shall be as follows: \$100 for the first offense; \$300 for the second offense; and \$500 for the third offense in any one year. Said fines shall be assessed in accordance with the “Lien for Delinquent Common Expenses” provision of the Condominium Declaration.