

MARTIN'S POINT PROFESSIONAL CENTER CONDOMINIUMS  
RULES AND REGULATIONS

The rules and regulations hereinafter enumerated shall be deemed in effect unless or until amended by the Martin's Point Professional Center Owners' Association, Inc., (hereinafter referred to as the Association) and shall apply to and shall be binding upon all owners. The owners shall obey at all times said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. The initial rules and regulations are as follows:

A. The personal property of all owners shall be stored within their Unit at all times unless specifically authorized, in writing by the Board. Each unit owner shall maintain in a neat, presentable and sanitary fashion all limited common areas under his control or designated for his use.

B. No garbage cans, household supplies, or other articles shall be placed on the porches, patios, decks, or in front of the Unit, and no linens, clothes, clothing, curtains, rugs, mops, or laundry of any kind or other articles shall be shaken or hung from any of the windows, doors, decks, balconies, or railings of the Unit. Notwithstanding the forgoing, any unit Owner in the business of leasing or retailing goods such as bicycles, umbrellas, chairs and other beach goods, may place such goods on the sidewalk in front of such unit in a neat and orderly manner and such that the goods do not block or impede the use of the sidewalk or violate any ordinances, codes or other governmental regulations. Linens, tools, equipment, machinery, or industrial materials shall not be allowed outside the premises

C. No owner shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

D. No inflammable, combustible or explosive fluid, chemical or toxic substance shall be kept in any Unit except as may specifically approved in writing by the Board, but in no event shall any hazardous substances be kept within any unit or common area.

E. Payments of fees shall be made at the office of the Association in care of the managing agent or as otherwise instructed. Payments made in the form of checks shall be made to the order of such party as the managing agent shall designate. Fees are due and payable as of the first (1st) day the month each month or as determined by the Association.

F. No Unit shall be occupied except for commercial purposes.

G. The Association reserves the right to make additional rules and regulations as may be required from time to time with the consent of the majority of the Association members.

H. Rules and regulations shall be given to each owner and each owner shall observe all rules and regulations relating thereto.