



RULES & REGULATIONS

of

CROSSINGS CONDOMINIUM ASSOCIATION

1. The walkways, entrances, corridors, stairways, and driveways, shall not be obstructed or used for any other purpose than for ingress to and egress from the building.
2. No exterior of any Unit shall be decorated or modified by any owner, occupant, tenant, or guest in any manner without prior written consent of the Board of Directors of the Association.
3. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand unattended in any part of the Common Elements.
4. No owner, occupant, tenant or guest shall make or permit any noises that will unreasonably disturb or annoy the occupants of any of the other units or do or permit anything to be done which will unreasonably interfere with the rights, comfort or convenience of the other owners.
5. Each owner shall keep his unit in a good state of preservation and cleanliness and shall not shake, sweep, or throw, or permit to be shaken, swept or thrown therefrom, or from the doors and windows thereof, any dirt or other substance. No towels, laundry, or other clothing shall be hung or draped in or out of any window or over any railing or stairway, or otherwise outside any unit upon the Condominium property.
6. No sign, notice, advertisement, flag, banner of the like shall be inscribed or exposed on or at any window or other part of the exterior of the building, nor shall anything be projected out of any window in the units without approval of the Board of Directors.
7. All refuse and garbage shall be disposed of in the facilities provided by the Association for such purpose and only in the manner as the Board of Directors may direct. Burning of trash or refuse is prohibited.
8. No radio or television aerial shall be attached to or hung from the exterior of any unit without approval of the Board of Directors.
9. Any agent of the Board of Directors or managing agent and any contractor or workman authorized by the Board of Directors or such managing agent may enter any unit or storage area at any reasonable hour of the day for the purpose permitted under the terms of the Master Deed or By-Laws provided however, that except in the case of emergency, entry will be made by prearrangement with the owner, occupant, tenant, or guest.
10. The Board of directors may retain a pass key to each unit. No owner shall alter any lock or install a new lock on any door leading into his unit without providing a key to such lock or the means to open same to the Board of Directors for its own use.
11. Vehicles shall be parked only in designated areas as determined by the Board of Directors of the Association and in a manner which will not impede or prevent access by others, and the owners, their employees, servants, agent, visitors, licensees, and families will obey any traffic regulations promulgated in the future for the safety, comfort, and convenience of the owners. No vehicle that does not operate under its own power shall be left on the condominium property more than 24 hours; parking of trailers is not permitted and there shall be no vehicle repair work done on the condominium property.
12. No pets are permitted on the premises.