

**EXHIBIT "B"**  
**RULES AND REGULATIONS**  
**OF**  
**JACOB'S EDGE CONDOMINIUM TRUST**

This Exhibit B is hereby incorporated into and made a part of the Bylaws of JACOB'S EDGE CONDOMINIUM TRUST.

**No Obstruction of Common Areas and Facilities**

No one shall unreasonably obstruct any part of the common areas or facilities without prior consent of the Trustees.

**No Articles in Common Area**

No clothes, sheets, blankets, laundry, rugs or other articles shall be hung out of a unit or exposed on any part of the Common Areas and Facilities and no clothes lines shall be erected or maintained on or over any part of the Common Areas and Facilities.

**Toys, Baby Carriages, Etc.**

No baby carriages, toys, playpens, bicycles, velocipedes, benches, chairs or other articles shall be placed on any part of the Common Areas and Facilities except when such articles are in actual use by a Unit Owner, or his or her family or guests.

**No Liability for Personal Property of Unit Owners**

All personal property of the Unit Owners or any other occupant of a unit, whether in the units, in the Common Areas and Facilities, in the Parking Spaces or elsewhere on the Condominium property, shall be kept therein at the sole risk and responsibility of the respective Unit Owner or occupant, and the Trustees shall have no responsibility therefore.

**Radios, Phonographs, Musical Instruments**

The volume of television sets, radios, phonographs, high fidelity sound reproduction devices, musical instruments, etc., shall not be operated in any manner that would result in sounds emanating there from being heard in any other unit.

**No Offensive Activity**

No noxious or offensive activity shall be carried on or in the Common Areas and Facilities, nor shall anything be done therein or thereon either willfully or negligently that may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall erect a fence on the Common Areas or Facilities. No Unit Owner shall plant a garden in or on the Common Areas or Facilities. However, potted plants are allowed on the front porch or rear patio. No Unit Owner shall do or permit anything to

be done by his or her family, servants, employees, agents or visitors that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants.

### **Trash**

All garbage and trash must be placed in the proper receptacles designed for refuse collection, and no garbage or trash shall be placed elsewhere in any of the Common Areas and Facilities other than at curbside at the time of scheduled trash collection.

### **Exterior Apparatus**

Under no circumstances shall any air-conditioning apparatus, television or radio antennas, satellite dishes or receivers, clothes line, clothes rack or any other such device, or other items, be installed on the exterior of any unit, or on the Common Areas and Facilities or be permitted to be hung out of a unit.

### **Damage**

Any damage to any building, equipment or Common Areas and Facilities caused by a Unit Owner or such Unit Owner's family, visitor, or pet shall be repaired at the expense of the Unit Owner.

### **Damage to Plumbing System**

The water closets and other water apparatus shall not be used for any purpose other than that, for which they were constructed, and no sweepings, rubbish, rags, paper, ashes, or other substances shall be thrown therein. Any damage to plumbing system of any of the Buildings resulting from such misuse shall be paid for by the Unit Owner who shall have caused it.

### **Electrical Equipment**

All 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 such Unit.

### **Personal Property**

All personal property of the Unit Owners in the Unit, or the Common Areas and Facilities, the exclusive use of which is provided to the Unit, and elsewhere, shall be kept therein at the sole risk and responsibility of the respective Unit Owners, and neither the Trustees, or Trustee if there be only one, nor their respective successors or assigns, shall bear any responsibility therefore.

### **Commercial and Recreational Vehicles**

Only non-commercial vehicles may be parked outdoors within the Condominium parking areas or Common Areas. Boats, commercial vehicles and recreational vehicles

are prohibited in all outdoor parking areas, including all Common Areas except on a temporary basis for deliveries or loading and unloading. Additional rules and regulations regarding parking within the Condominium may be adopted from time to time by the Condominium Trust.

### **Pets**

Ordinary domestic pets may be kept by any Unit Owner, but no such pets shall be permitted in any part of the Condominium (other than within the unit of the owner thereof) unless carried or on a leash and all pet owners are responsible to properly pick up and dispose of all pet waste. After due notice and hearing, the Trustees may require any Unit Owner to dispose of any pet that has habitually been guilty of annoying or harassing any Unit Owner or occupant.

### **Patios**

All rear patios shall be deemed common area. However, each unit owner shall be allowed to maintain patio furniture, grill, portable screen and related patio equipment as well as a hot tub on their respective patios. The Trustees shall not be responsible to keep the patios clean of leaves, debris, and snow and ice.

### **Complaints**

Complaints regarding the management of the Condominium or maintenance of the Common Areas and Facilities, or regarding actions of other Unit Owners or occupants shall be made in writing to the Trustees. No Unit Owner shall attempt to direct, supervise or in any manner attempt to control or request favors of any employee of the Trust.