



# CHESAPEAKE EAST CONDOMINIUM ASSOCIATION, INC.

## RULES AND REGULATIONS

- 1) Residents and guests shall exercise extreme care in making noises or using musical instruments, radios, televisions, and amplifiers that may disturb other residents.
- 2) No owner, guest, lessee, or other person shall commit any act which will result in an increase in the rate of any policy of insurance maintained by the Association, or violate any provision in respect to any policy of hazard insurance or liability insurance for the regime.
- 3) No resident or guest of the project shall post any advertisements or posters of any kind in or on the project except as authorized by the Association.
- 4) Hanging of garments, towels, blankets, rugs and the like, from the decks, porches, balconies or windows or from any other facades of the project is prohibited.
- 5) Throwing of garbage or trash outside the disposal installations provided for such purposes in the service area is prohibited.
- 6) No owner, resident, guest, lessee or other person shall install wiring for electrical or telephone installation, television antennae, machines or conditioning units, or the like on the exterior of the project or that protrude through the walls or the roof of the project except as authorized by the Association.
- 7) No unit owner, guest, or other person shall paint the exterior of his unit without authority and approval of the Association, it being intended to preserve and present a uniform appearance for the project. No owner may otherwise alter the exterior of their unit.
- 8) Garbage and all refuse shall be deposited only in common receptacles provided by and maintained by the Association, no other garbage cans or containers of any sort may be placed outside any unit.
- 9) Recreational vehicles and trailers may be parked only in areas designated by the Association.
- 10) Guest parking shall be only in areas designated by the Association.
- 11) No "For Sale" or "For Rent" signs shall be displayed without the prior approval of the Association.
- 12) Each unit owner shall maintain in a neat, presentable and sanitary fashion all limited common areas under their control or designated for their use.
- 13) All unit owners shall be responsible for any and all legal fees for collections, violation enforcement or breach of the Association Documents.
- 14) There will be a fee of \$10.00 per month charged to the unit owner for each dog living in the unit, owner occupied or tenant. a copy of the Dog license and record of all required shots must be filed with the management company every year.