

LINES III CONDOMINIUMS RESIDENTIAL OWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

Effective January 22nd, 2025

Pursuant to the Amended and Restated Declaration for Lines III Condominiums Residential Owners Association, Inc. ("Association"), the Executive Board ("Board") has adopted the following Rules and Regulations to govern the use and enjoyment of the Lines III Condominiums. The Rules and Regulations also refer to all Units plus the Common Elements and the Limited Common Elements. The Board desires to ensure the highest possible standards of living experience within the Association. To accomplish this, the Board requires the cooperation of all persons residing in or visiting the Lines III Condominiums to adhere to the following:

1. All common sidewalks, walkways, driveways, entrances, and passageways shall not be obstructed by any Unit Owner for any other purpose than ingress to and egress from the Units.
2. Except as to the area termed Limited Common Elements, it is prohibited to place any personal property on or in any of the Common Elements except for those articles of personal property which are the common property of all Unit Owners.
3. Unit Owners, members of their families, their guests, residents, tenants, and/or lessees are prohibited from using sidewalks, driveways and entrances as a play area.
4. Garages and Parking:
 - a. No garage space may be used as living space.
 - b. All vehicles and motorcycles must be parked in the Unit's garage. Except for the Building known as the Aspen or East Building the Owners may park one (1) additional vehicle in front of their garage. The Owners in the Building known as the Glenwood or West Building are prohibited from parking in front of their garage due to emergency vehicle access requirements.
 - c. While the Association may provide access to parking spaces in a parking lot in the Community, such parking spaces are not assigned. Operable vehicles may be parked on a first come basis. Any vehicles parked overnight must display a signed placard with the dates such parking is allowed signed by the Managing Agent or a member of the Board.
 - d. It is prohibited to park inoperable vehicles, RV, trailers, vehicles over seven feet in height or over 22 feet in length outside of a Unit garage.
 - e. While a business vehicle may be parked in a garage, no business may be operated from a garage.
 - f. No hazardous materials may be stored in a garage.
 - g. Only one vehicle may be parked in any designated parking space.
 - h. No vehicle may be parked in such a manner as to impede or prevent ready access to any entrance to or exit from a building or another Unit.
 - i. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
 - j. The Association may use parking spaces for snow storage as required in the Board's sole subjective discretion.
 - k. The Association may promulgate additional parking rules as it determines necessary.
5. No work of any kind shall be done upon the exterior building, exterior areas or upon the Common Elements or Limited Common Elements by any Unit Owner without receiving prior written approval as provided in the Amended Declaration.
6. No trash, ashes, building materials, firewood or other unsightly items should be thrown, dumped, or stored on the Project, except as designated by the Association. There shall be no burning or other disposal of refuse outside of doors. Each Owner shall use the dumpsters in the garbage shed in the parking lot. Owners dispose of their trash in the trash or recycling dumpsters and not dump anything outside of these dumpsters or leave any furniture or non-allowed items in the garbage shed. There is a camera in the shed to ensure

compliance with proper disposal. The trash containers may only be used for the Units and not for business disposal or any other use. The Association shall arrange for trash pick-up for the entire Community. There shall be NO construction waste in the community trash dumpsters and if a construction dumpster is needed for construction, it should be approved by the Association, per size and location.

7. Decks, balconies, and patios shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other material shall be dusted from windows, balconies, decks, or patios by beating or shaking.
8. The following are allowed to be stored on decks and patios, designated as Limited Common Elements, provided they are stored in a neat and orderly manner:
 - a. Patio furniture in good condition and in an amount appropriate to the space.
 - b. Grills of any kind are prohibited on any of the Common Elements. Unit Owners may place propane or gas grills on exterior patios or decks. Allowed gas grills must have a cover that is used when the grill is in use. There is also a limit of four burners for any allowed gas grill. Charcoal grills are prohibited. No charcoal grills are permitted.

In all cases, the Board will be the final judge as to the condition of the common areas, to ensure a pleasing appearance to the Project. No one shall obstruct damage or commit waste to any of the Common Elements.

9. There is a maximum of two (2) domestic pets that may be kept in a Unit if the pet is not a nuisance to other residents. No resident shall maintain or keep any pet which, in the sole discretion of the Board, is considered to be a danger to the Owners, management staff or residents in the Community or is otherwise considered to be a dangerous breed, as may be further defined in the Rules and Regulations. If a pet is deemed a nuisance by the Association, the resident having control of the pet shall be given a written notice to correct the problem and if not corrected, that resident will be required to remove the pet from the Community pursuant to, and in accordance with, any dispute resolution procedures as may be set forth in this Amended Declaration or the Policies and Procedures. Pets may not be kept for any commercial purposes. When on the General Common Elements, pets must be on a leash and under control. Feces left by pets on General Common Elements must be removed promptly by the owner of the pet or the person responsible for the pet. Pets shall not be allowed to defecate or urinate on any patio, balcony, or deck in the Community. Owner shall hold the Association harmless from any claim resulting from any actions of their pets, or the pets of their tenants, guests, or other invitees.
10. The Association assumes no liability for nor shall be liable for any loss or damage to articles left or stored in any common or other storage area.
11. Any damage to the Common Elements or common personal property caused by the Owner, his family, guests, tenants or lessees, their family, and guests, shall be repaired at the expense of that Unit Owner.
12. With the consent of the Owner, the Manager, or if there is no Manager, then the Board, may retain a pass key to each Unit. If the Owner does not permit retention of a pass key, the Manager, or if there is none, the Board, its employees and/or agents may make a forcible entry into such Unit when the Manager or Board believe that an emergency requiring such entry exists. So long as entry is made upon a bona fide belief of emergency, the Owner shall have no recourse for any such forcible entry against Manager or the Board or the person or persons who affect such forcible entry.
13. Nothing shall be done within the complex that would be in violation of any statute, rule, ordinance, regulation, permit, covenant, or other validly imposed requirement of any governmental body, including the zoning, subdivision or building restriction.
14. Any personal property left in the Common Elements may be presumed abandoned and will be disposed of by the Association at no liability to the Association. The Association shall not be responsible for any loss, due to theft, damage or otherwise, to any personal property stored or otherwise left on any common element, whether

allowed or prohibited by the Rules and Regulations.

15. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants or other Units.
16. Planting, grooming or removal of grass, trees, bushes or other vegetation, or the planting or tending of gardens) without the express prior written approval of the Board of Directors. Fences are not allowed unless permission to install a fence is approved in writing by the Board prior to installation.
17. During reasonable hours and upon reasonable notice to the Owner or occupant of a Unit, any member of the Board, and any authorized representative thereof, shall have the right to enter upon and inspect any Unit, except for any Unit that is in fact occupied (which shall require the permission of the occupant except in the case of emergency, as provided for herein), for the purpose of ascertaining whether or not the provisions of this Amended Declaration have been or are being complied with and such individuals shall not be deemed guilty of trespass by reason of such entry.
18. No Unit may be used for any use which would constitute an unusual fire hazard, would result in jeopardizing any insurance maintained in any part of the Community or would result in any increase in the premium for that insurance.
19. No Unit, Common Element or Unit may be used for any use (i) constituting a public or private nuisance; (ii) consisting of the manufacture of any product; or (iii) which causes undue odor, noise, vibration or glare, including, without limitation, the use of any equipment or machine. No audio system in a Unit or on the Real Property may be operated in a manner that is audible from within any other Unit.
20. No noxious or offensive activity shall be carried on upon any part of the Project nor shall anything be done or placed on or in any part of the Project, which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. No activity shall be conducted, and no improvements shall be made or constructed, on any part of the Project which are or might be unsafe or hazardous to any person or property. No sound should be emitted on any part of the Project which is unreasonably loud or annoying to others. No odor shall be emitted on any part of the Project which is noxious or offensive to others. No light shall be emitted from any part of the Project which is unreasonably bright or causes an unreasonable glare.
21. No unsightliness shall be permitted on or in any part of the Project. Without limiting the generality of the foregoing, nothing shall be kept or stored on or in any of the General Common Elements, nothing shall be hung or placed upon any of the General Common Elements, and nothing shall be placed on or in windows or doors of Individual Spaces which would or might create an unsightly appearance.
22. No signs or advertising devices of any nature shall be erected or maintained on any part of the Project without the prior written consent of the appropriate Association. Such Association shall permit the placing of at least one sign of reasonable size and dignified form to identify the Project and the Units therein. All signage shall comply with Section 18.50.080 Street Graphics of the Carbondale Municipal Code.
23. Antennas. No radio, television or other type of antenna shall, without the written consent of the Association, be installed or maintained on the roof or exterior of the building.
24. There shall be no exterior fires, including barbecues, without prior written approval of the Board. No Owner shall permit any condition upon a Unit which creates a fire hazard or is in violation of fire prevention regulations.
25. No bicycles, tricycles, skateboards, roller blades or other types of wheeled, non-motorized vehicles, skis, ski boots and ski equipment may be left on or placed on any Common Element. All equipment

must be stored within a Unit or a garage.

26. Smoking is prohibited on the General Common Elements. Smoking in violation of this rule shall constitute a nuisance pursuant to the terms of the Amended Declaration. Smoking shall include the inhaling, exhaling, breathing, carrying or possession of any lighted cigarette, cigar, pipe, or other product containing any amount of tobacco or marijuana.
27. Interior Unit Remodel. Owner must obtain prior written approval from the Board for any interior Unit remodel which will require use of a dumpster and/or use of the General Common Elements. No waste from an interior Unit remodel shall be placed in the community trash dumpsters. A dedicated dumpster for an interior Unit remodel must be approved by the Board as to its size, location, and length of time needed prior to placement of such dumpster. No dumpster will be approved to be placed on any grass area. The Board may approve the placement of a dumpster in an approved parking space for up to fourteen (14) days maximum. Construction hours are limited to Monday through Friday between the hours of 9 a.m. to 5 p.m. Notwithstanding the foregoing, no construction shall be allowed on any state or federal holiday.
28. Flooring. Except for minor repairs, any replacement of an interior hard surface floor shall include an appropriate sound-deadening base or other sound attenuating features acceptable to the Board. Prior to any replacement and/or installation of interior hard surface flooring, the Owner shall submit the materials planned to be used for prior written approval by the Board, such approval to be provided within the sole determination of the Board. The Board may consider any applicable guidelines in its determination.
29. The interior temperature of a Unit shall be maintained at a minimum of 55 degrees to prevent pipes from freezing. Upon sale or vacating any Unit, Owners must transfer such utility and are prohibited from turning off the heat to ensure that pipes do not freeze.
30. Except during times of ingress and egress, garage doors shall be closed. It is imperative that garage doors be kept closed when exterior temperatures are 55 degrees or lower. The water mains for each Unit are located in such Unit's garage and this is required to ensure that pipes do not freeze or cause damage to other Units.
31. Seasonal Lighting. Seasonal lighting may be displayed between October 1st and February 1st each year. All lighting shall be removed no later than February 1st and shall not be installed prior to October 1st. Seasonal lighting shall not create an unreasonable amount of light for adjacent Units or create a nuisance.
32. The Board reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary for the operation, use and occupancy of Lines III Condominiums with the right to amend the same from time to time.