

**RULES and REGULATIONS
Of
THE DEVON**

NOTE: Unless otherwise stated, all terms used herein shall have the same meanings respectively ascribed to them in the Declaration of Condominium of The Devon.

1. No awning, canopy, shutter, radio or television antenna or other object shall be attached to or placed upon any portion of the building which is a part of the Common Elements without the prior consent of the Council, nor shall any object or article be permitted to project from or hang from the windows or other portions of a Unit without the consent of the Council. Except as provided in the Declaration, no sign, banner or notice shall be erected or permitted which is visible from the outside of a Unit without the prior consent of the Council. No clothes shall be hung from any window or balcony, nor shall any rugs, mats, bedding or other item be shaken from any window, door or balcony.

2. No balcony or patio shall be enclosed, covered by any awning, or otherwise altered or improved without the prior consent of Council. No personal property shall be permitted to be kept on any balcony or patio, nor shall any decoration be permitted to any balcony or patio, if, in the opinion of Council, said property or decoration would create an unsightly appearance. No clothes, bedding, or other item shall be hung from or on any balcony or terrace.

3. No barbecuing or other form of cooking shall be permitted on any balcony, patio or any portion of the Common Elements.

4. All trash, refuse and garbage from the Units shall be deposited with care in containers or receptacles intended for such purpose only at such times and in such manner as Council shall direct.

5. No disturbing noises, either within the Units or in or on any other portion of the Property, which would interfere with the rights, comforts or convenience of Unit Owners, shall be permitted or allowed.

6. No use, practice or condition which, in the reasonable judgment of the Council, constitutes a nuisance or unreasonably interferes with the peaceful use and enjoyment of The Devon by Unit Owners or their invitees shall be introduced or maintained (or permitted to be introduced or maintained) by any Unit Owner or tenant within any Unit or on any other portion of The Devon. By way of illustration, and not by way of limitation: (i) a nuisance use shall include any use that is unlawful, and any use that results in unreasonable or untimely noise or vibration, objectionable odor, pest infestation, a threat to the health or safety of persons, or an unreasonable risk of damage to property; (ii) a nuisance practice shall include any activity or omission that presents an unreasonable risk of the defined results hereinabove ascribed to a nuisance use, or results in a nuisance condition; and (iii) a nuisance condition includes any condition that presents an unreasonable risk of the defined results hereinabove ascribed to a nuisance use, and, by way of further illustration, would include a significant or unreasonable accumulation of garbage or refuse, human or animal waste or bodily fluids, caustic or explosive substances, poisons, fungus or mold. In the event that any Unit Owner and/or tenant does not

promptly abate a violation of this Rule, The Council shall be entitled to take any or all actions described in Article 9 A (5) of the Code of Regulations. 3-29-04

7. No unlawful use shall be made of a Unit or any other portion of the Property and all valid laws, zoning ordinances and regulations of all governing bodies having jurisdiction thereof shall be observed.

8. The toilets, sinks, garbage disposal units, baths, showers, and other water apparatus within the Units shall not be used for any purpose other than that for which intended, and no sweepings, rubbish, rags or any other improper articles shall be deposited into the same. Any damage to the Common Elements resulting from such misuse shall be borne by the Unit Owner of the Unit where the misuse occurred.

9. No inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naphtha or benzine, or explosives, fireworks or articles extra-hazardous to life, limb or property, shall be used or brought into the Building without in each case obtaining the prior consent of the Council

10. Without the prior permission of the Council, no contractor or workman employed by a Unit Owner shall be permitted to do any work in any Unit (except for emergency repairs) between the hours of 6:00 p.m. and 8:00 a.m., or on Saturday, Sunday or legal holidays if such work is likely to disturb other Unit Owners.

11. All appliances and electrical equipment of any kind and all appliances of every kind, however powered, installed or used in a Unit shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

12. Children shall not be permitted to play in, on or about the halls, stairways, walkways, roadways, or parking areas situate in or upon the Property.

13. No bicycles, toys, chairs, barbecues, or any other items of personal property shall be left on or about the Common Elements.

14. All parking regulations from time to time posted by the Council shall be obeyed.

15. No employee of the Council or the Manager shall be requested or required by any Unit Owner to perform any personal service for any Unit Owner not in the line of duties prescribed for such employees by the Council or the Manager.

16. The Council may retain a passkey to each Unit so that access thereto can be obtained in case of emergencies. No Unit Owner shall alter any lock or install a new lock in any door leading into his Unit without the prior consent of the Council. If such consent is given, the Unit Owner shall provide the Council with a key for such lock.

17. Should the Council be required to make any expenditure for the repair or replacement of any portion of the Common Elements because of any damage, destruction, or injury thereto (other than ordinary wear and tear) caused by one or more Unit Owners, or the family members residing in a Unit or tenants of a Unit Owner, the Unit Owner or Owners responsible for such damage, destruction or injury, or whose family members or tenants are responsible for such

damage, destruction or injury, shall, to the extent that the Council is not required to maintain insurance to cover the particular damage, destruction or injury, reimburse the Council for such expenditure.

18. Each Unit Owner shall be held accountable for any violation of these rules by the family members, guests, tenants, agents or employees of the Unit Owner.

19. Unit Owners, family members, guests and tenants shall be permitted to use the recreational facilities pursuant to Recreation Facility Regulations which shall be promulgated from time to time by Council and be posted at each facility. Council may provide a fee for use of the recreational facilities by guests.

20. Complaints regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Council.

21. Any consent or approval required of the Council by these Rules and Regulations must be in writing to be effective, and shall be revocable at any time.

22. A minimum lease of one year is required for any Unit rented by a Unit Owner to a tenant. Subleasing is not permitted. 9-27-88

23. Pets must be held on a leash or carried in common areas; they must be taken only on the service elevator (unless it is out of use); they must enter and exit only through the basement or rear exit off the service elevator area; pets are not permitted in the lobby area. Any new pet must be twenty (20) inches or less in height (shoulder to floor). Consult Devon Pet Policy for more details. 12-1-02

24. Any request for information or services which are outside the normal duties of the Devon office shall be submitted in writing to the Council for consideration and response. 9-27-89

25. All residents must register their vehicle(s) with the Devon office and obtain and display a parking sticker on the rear bumper. 2-28-00

26. All window treatments visible from the exterior of the building must be of a neutral color. 8-25-14

To: Devon Residents

From: The Devon Office

KEY POLICY

PLEASE NOTE THESE TWO VERY IMPORTANT POLICIES REGARDING ACCESS TO KEYS KEPT IN THE KEY SAFE:

Resident's Keys

Anyone locked out of his/her condo during weekday hours may go to the office for assistance. Residents are advised to give a key to a neighbor, friend or relative so that it will be available when the office is closed; otherwise, a locksmith will have to be called to unlock the door at the resident's expense.

There is a lock box area on each floor (in the service area, right outside of the trash room) all residents are welcome to put a personal lock box in this area so that you always have access to your key, if you get locked out.

THERE IS NO ACCESS TO THE KEY SAFE DURING NON-BUSINESS HOURS

Requests for Entry

Occasionally the office receives requests from a third party (relative, realtor, contractor, etc.) to enter a unit. Our policy is to refuse any such requests unless prior specific arrangements are made by the resident with the Devon office.

THANK YOU