

LAKEVIEW CONDOMINIUM
RULES FOR USE OF UNITS
(From the Declaration of Condominium
as adopted by the Board of Directors
as of September 1, 2001)

BYLAWS
ARTICLE X
REGULATIONS ON USE OF UNITS

Section 1. Use of the units and the property shall be subject to the following regulations and such other regulations as the Board may enact from time to time. Violation of the following enumerated regulations shall not be permitted and the Board is hereby authorized to take all steps necessary to prevent or discontinue any violations thereof, and to collect the expense thereof from the violator where possible:

- a. No clothing, laundry, rugs or wash shall be hung from or spread upon or from any window or exterior portion of a unit or in or upon any common area. All refuse and trash shall be placed in locations specifically designated by the Board and no garbage or wash shall be permitted to remain in public view.
- b. Owners, tenants and guests shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, television and amplifiers which may disturb others.
- c. No nuisance shall be allowed on the Property nor shall any use or practice be allowed which is an annoyance or which interferes with the peaceful possession or proper use of the Condominium by others.
- d. No owner, tenant or guest shall allow the installation of wiring for electrical or telephone use, television antennae, air conditioning unit or other machine or equipment which protrudes through the walls or the roof of any building or is otherwise visible on the exterior of a building except as presently installed or as authorized by the Board.
- e. No unit or common area of the Condominium may be used for any unlawful purpose.
- f. Nothing shall be done in any unit or in, on or to the common area which may impair the structural integrity of the Property or which would structurally change a building or improvements thereon, except as provided in the Declaration or these By-Laws.

Nothing shall be altered or constructed in or removed from the common area except upon the written consent of the Board of Directors.

- g. No activity shall be done or maintained in any unit or any portion of the common area which will increase the rate of insurance on any such unit or the common area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board. No waste shall be committed in the common area.
- h. The common area shall be used only for the furnishing of such services and facilities and for such uses for which they are reasonably suited and which are incident to the use and occupancy of the units.
- i. The waterfront land of the Condominium shall not be used by any owner or the owner's family, tenants or guests for any of the following purposes: (See Amendment to the By-laws, dated March 27, 1987, recorded on March 30, 1987 in the Grafton county Registry of Deeds, Book 1658, Page 996.
 - (a) Launching of any motorized boats
 - (b) Crossing the waterfront in a pedestrian manner for access to any boats moored offshore from the Condominium waterfront land
- j. Use of the parking areas of the Condominium shall be limited to two motor vehicles per unit located at the designated spot for such unit. Parking shall be limited to cars, vans, pickup trucks or motorcycles and no mobile homes, trailer home, camper vehicle, boat trailer or utility trailer shall be parked in any parking spot.
- k. No firewood for any unit shall be stacked or otherwise placed on the common areas of the Condominium except that firewood for a unit may be stacked on the outside limited common areas of such unit provided that wood is stacked in an orderly fashion.

(all of the above rules are contained in the Declaration of Condominium as amended and recorded in the Grafton County Registry of Deeds, See Bylaws beginning Book 1579, Page 116, Article X)
- l. WINTER PARKING RULE: (adopted by the Board of Directors as set forth in the minutes of August 28,2001) During the period from November 1 to April 15,

parking will moved for the purpose of facilitating snow removal and Winter Parking Areas designated by signs.

1. During the period from November 1 to April 15, 11 Marsten Lane, “the Barn” , units 34, 35,36 and 37 shall park in front of the building. Units, 30, 31, 32 and 33 shall park in the winter parking area with the sign near the tennis courts.

“WINTER PARKING ONLY

UNITS 30, 31, 32 & 33”

2. During the period from November 1 to April 15, at the upper end of Potter Lane: there shall be no parking at the designated (sign) south end of Potter Lane in the vicinity of #42.

“NO PARKING

NOV. 1 TO APRIL 15”

Residents will temporarily move their cars to the designated Winter Parking Area, to allow the contractor to remove the snow from the parking areas for 35, 39, 42 and 40 .

3. During the period from November 1 to April 15, 19 and 21 Marsten Lane : residents will temporarily move their cars to the designated (sign) Winter Parking Area north of 19, to allow the contractor to remove the snow from the parking areas for #19 and # 21 Marsten Lane.

“WINTER PARKING ONLY

NOV. 1 TO APRIL 15”

4. During the period from November 1 to April 15, a Winter Parking Area shall be designated (sign) on the former location of a building slab on the south side of Potter Lane and northeasterly of 35 Potter Lane for the use of 35, 39, 42 and 40 Potter Lane.

“WINTER PARKING ONLY

NOV. 1 TO APRIL 15”

5. During the period from November 1 to April 15, 43 Marsten Lane: Install no parking sign at the intersection of Merrill Place and Marsten Lane, south side.

“NO PARKING

NOV. 1 TO APRIL 15”

6. During the period from November 1 to April 15, at the intersection of the access road to the well and the driveway to 50 Marsten Lane designate Winter Parking area for the use of Upper Marsten Lane.

“WINTER PARKING ONLY

NOV. 1 TO APRIL 15”

7. Rocky Hill Way: Residents shall move their vehicles temporarily from the east side of the road to the west side of the road to allow the contractor to remove snow from in front of the buildings.

8. No vehicle shall be stored in a parking area or winter parking area. All stored vehicles shall be parked in the parking area on the road into the dumpsters.

9. All boats shall be stored in the boat parking area above the gate on the access road to the well.

m. ENFORCEMENT: Any vehicle parked in violation of the above rules shall be towed off the Condominium and the owner of the vehicle shall be responsible for all towing charges and storage fees. The owner of the vehicle shall also pay any legal fees and court costs incurred by the Association in the enforcement of these Rules.