

Evian Tower Homeowner's Association  
Rules and Regulations

1. Vestibules, halls, stairways, elevators, and other condominium areas and facilities of a similar nature must remain unobstructed, and shall be used only for purposes of normal transit.
2. Lobbies, vestibules, hallways, stairways, elevators, and other condominium areas and facilities of a similar nature shall not be used for storage or placement of any furniture, packages, or objects of any kind.
3. Children shall not be permitted to loiter or play in the lobbies, vestibules, hallways, stairways, elevators, and other condominium areas and facilities of a similar nature.
4. Hanging, cleaning, or beating garments, rugs, or the like from or on the windows, terraces, or facades of the building, or in lobbies, vestibules, hallways, stairways, or other condominium areas of a similar nature is prohibited.
5. Throwing garbage or trash outside disposal installations provided for such purposes is prohibited.
6. Unit owners shall require their tradesmen to utilize exclusively the elevators designated for freight service when transporting packages, merchandise, or other objects which may adversely affect the comfort and well being of passengers in elevators devoted to the transportation of owners, residents and guests.
7. All damage to common elements caused by the moving or carrying of articles therein shall be the responsibility of, and shall be paid for the owner or person in charge of such articles.
8. No owner, occupant, or licensee shall post their names, or any other notice in any lobby, vestibule, hallway, stairway, or other condominium area except in places provided therefor.
9. Units shall be occupied and used by their respective owners only as private dwellings for such owners, their families, tenants, and social guests, and for no other purpose whatsoever.
10. No portion of a unit other than the entire unit may be rented, and no unit may be rented for hotel or transient purposes.
11. Residents shall exercise extreme care about making noises or playing music which may disturb other residents. No resident shall play or allow to be played any musical instrument, radio, television, phonograph, or the like between the hours of 10:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy any other resident.
12. Residents are not allowed to keep domestic animals.

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13. Owners shall not permit or suffer anything to be done or kept in their units which would increase the rate of fire insurance thereon or on the condominium as a whole.
14. No owner, lessee, or licensee shall install wiring for electrical or telephone installation, television antenna, machines or air-conditioning units or the like on the exterior of the project, or which protrude through the walls or the roof of the project except as authorized by the majority of unit owners.
15. No draperies, shades, awnings, or the like shall be used except as shall have been installed or approved by the board of managers, and no signs of any kind shall be placed in or on windows, doors, terraces, facades, or other exterior surfaces of the building.
16. Water shall not be kept running for an unreasonable and unnecessary length of time.
17. Each unit owner shall promptly perform all maintenance and repair work within his own unit, which if omitted would affect any common elements, any portion of the property belonging to other owners, or the project as a whole, and each unit owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.
18. No immoral, improper, offensive, or unlawful use shall be made of condominium property or any part thereof, and each unit owner, at his own expense, shall comply with, perform, and fully satisfy all city, state, and federal laws, statutes, ordinances, regulations, orders, or requirements affecting his unit.
19. Units containing one bedroom or less may be regularly occupied by no more than three (3) persons. "Regularly occupied" means occupancy for a period in excess of ten (10) days consecutively, or thirty (30) days in any one calendar year.
20. Each unit owner shall provide the managing agent with such key or keys as are necessary to gain access to his unit, and any owner altering lock or installing new lock on any door providing access to his unit shall provide a key or keys to such new or altered lock to the managing agent.
21. Unit owners, their families, guests, tenants, and employees will abide by the following parking and traffic regulations:
  - (a) Horns are to be used only when necessary for safe operation of vehicles.
  - (b) Owners shall not park, nor shall they permit their families, guests, or tenants to park, in the parking spaces of other owners, or in such manner as to prevent ready access to the parking spaces of other owners

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Improperly parked vehicles are subject to removal at their owner's expense.

- (c) Owners, their families, guests, tenants, and employees shall abide by such traffic and parking regulations as may be posted in the parking areas and on the driveways of the condominium.

22. These regulations shall be posted at all times at the main lobby and a copy thereof shall be furnished to each unit owner.

The board of managers reserves the right, subject to approval by a majority of unit owners, to amend, repeal, or add to these rules and regulations from time to time as may be deemed necessary for the safe and efficient maintenance of the condominium and for the comfort and convenience of the occupants thereof.