

GATEWAY CENTRE CONDOMINIUM

HOUSE RULES AND REGULATIONS

The following Rules and Regulations have been promulgated pursuant to Section 11-111 of the Maryland Condominium Act and shall be binding on all Owners, Tenants and their respective guests and invitees. All capitalized terms shall have the meanings ascribed to them in the Condominium Declaration and/or Condominium By-Laws.

1. The sidewalks, passageways, stairways, corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from Units. The Council shall have the right to impound any article in the Common Elements of the Condominium in violation of this provision.
2. Nothing shall be placed in, through, or upon the windows of a Unit and no awnings or other projections shall be attached to the outside walls of the Buildings without prior written consent of the Council.
3. Each Owner's or Tenant's janitorial service is responsible for depositing trash in dumpster on a daily basis. No trash is to be left in the hallways or stairwells at any time.
4. No sign, advertisement, notice or other lettering shall be exhibited, painted or affixed by Owners or Tenants on any part of the exterior of a **Building**, or any exterior door or window thereof, of the Common Element areas of the Condominium without the prior written consent of the Council.
5. No sign, advertisement, notice or other lettering shall be exhibited, painted or affixed by Owners or Tenants on any part of the exterior of a **Unit**, or any door or window thereof, or on the halls or any other portion of the Common Element areas of the Building without the prior written consent of the Board of Governors for the Building.
6. Owners and Tenants shall keep the corridor entrance doors into the hallways of the Buildings closed at all times except when opened for purposes of ingress and egress.
7. Nothing shall be allowed, done or kept in any Unit or storage area which would cause any increase in the ordinary premium rates for fire and extended coverage or the cancellation or invalidation of any insurance maintained by the Condominium Association.
8. Owners and Tenants shall not throw anything out of the doors, or down the passages or stairways of the Buildings, or sweep any dirt or other substance into any of the corridors, stairways, halls, shafts or ventilators.

9. Owners nor Tenants shall play or suffer to be played any musical instrument or operate or suffer to be operated a phonograph, radio or television or the like in a Unit at any time in such manner that will unreasonably disturb or annoy other Owners or Tenants of the Buildings.
10. No wires, cables or antennae of any type shall be erected on the roof or exterior walls of the Building without consent of the Council of Unit Owners. Any cables, wires or antennae erected in violation of this rule shall be subject to removal by the Council without notice to the Owner or Tenant of the Unit, at the Unit Owner's expense. No roof penetrations of any kind will be permitted without the prior written approval of the Board of Governors for the Building.
11. Owners and Tenants shall not in any way interfere with the lighting or HVAC apparatus in halls and stairways.
12. Owners and Tenants will be held responsible for any damage by their employees or visitors to shrubs, lawns or other Common Elements of the Condominium.
13. All property left by or for an Owner or Tenant with the manager or an employee of the Council will be received by such manager or employee as agent of the Owner or Tenant, as the case maybe, and not of the Council. The Council assumes no responsibility and is to be subject to no liability for any damage or loss of same. The Council reserves the right to instruct its employees to refuse acceptance of any article at any time.
14. The Owner of a Unit is responsible for any damages done to the Common Elements by anyone moving into or out of the Owner's Unit. The amount of damages shall be assessed by the Council of Unit Owners and shall be due and payable as an additional assessment.
15. Any replacement of window blinds shall be of the same quality, texture and color as those installed in the Units when new.
16. No automobile or other vehicle shall be parked on any part of the Condominium at any time except on the parking areas provided for that purpose.
17. Automobiles shall be parked within the lines marked for each parking space. Vehicles which are in violation of this Rule and Regulation are subject to being removed by the Council and retrieved at the expense of the owner of the vehicle. The Board of Directors may establish supplemental rules regarding parking and traffic control on the Property. No parking spaces may be used for overnight vehicular storage, sales or rental purposes. No trailers, recreational vehicles or inoperable vehicles shall be permitted in the parking spaces.

18. All vehicles are to be operated in a safe and careful manner. The speed limit within the Condominium shall be 15 miles per hour.
19. No bicycles, vehicles, animals (except seeing-eye dogs) birds of any kind shall be brought into, or kept in or about any portion of the Building.
20. Nothing shall be done or permitted in a Unit, and nothing shall be brought into, or kept in or about the Unit, which would impair or interfere with any of the HVAC, plumbing, electrical, or structural components of the Buildings or the services of the Buildings or the proper and economic heating, or other services of the Buildings or the Unit, nor shall there be installed by any Owner or Tenant any ventilating, air conditioning, electrical or other equipment of any kind which, in the judgment of the Council or Board of Governors for the Building, may cause any such impairment or interference. No Owner or Tenant, nor the employees, agents, licenses of invitees of any Owner or Tenant, shall at any time bring or keep upon the Unit any flammable, combustible or explosive fluid, chemical or substance.
21. No Unit shall be used-for any illegal purpose.
22. Employees of the Council, if any, shall not perform any work or do anything outside of their regular duties, unless under special instructions from the Council or Board.
23. Canvassing, soliciting and peddling in the Buildings are prohibited and each Owner and Tenant shall cooperate to prevent the same.
24. No Owner or Tenant shall cause or permit any odors of cooking or other processes, or any unusual or objectionable odors, to emanate from its Unit which would annoy other tenants or create a public or private nuisance. No cooking shall be done in a Unit, with the exception of a coffee maker or microwave oven, except as may be expressly permitted in these Rules and Regulations.
25. Plumbing facilities shall not be used for any purpose other than those for which they were constructed; and no sweepings, rubbish, ashes, newspapers or other substances of any kind shall be thrown into them.
26. The Council shall not be responsible to any Owner or Tenant for any loss of property from its Unit however occurring, or for any damage done to the effects by any cleaning service employed by Owner or Tenant. No vending machine of any kind shall be installed in the Buildings or on or about the Condominium Land by any Owner or Tenant, without the prior written consent of the Council.

27. Owners and Tenants agree to keep the Unit in a neat, good and sanitary condition and to place garbage, trash, rubbish and all other disposables only where Council directs.
28. No Owner or Tenant may make repairs or take similar actions to its Unit during regular business hours if such activities create a nuisance to the other Owners or Tenants in the Building. Any construction activity undertaken within a Unit must not be visible to Common Areas.
29. In addition to the foregoing, any Owner or occupant undertaking construction of the Unit or any portion thereof shall be required to comply with any pre-construction procedures established from time to time by the Developer.
30. These Rules and Regulations may change from time to time, in accordance with the provisions of the Condominium Declaration, Condominium By-Laws and Maryland Condominium Act.
31. The Board of Directors can impose fines and penalties in the form of an additional assessment to the violator for violations of these House Rules and Regulations. The amount of said assessment shall be determined by the Board.