

DRAFT Lease Rider #3
RIVER VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION
(Building rules taken from the River Village Homeowners Declaration)

All residents of the River Village townhouse and three-flat buildings are required to following the following rules for use and occupancy of dwelling unit, common areas and property/premises.

The buildings/property/dwelling units/parcel shall be occupied and used as follows:

(a) No part of the Property shall be used for other than housing, parking, and related common purposes for which the Property was designed. Each Parcel shall be used for residential purposes and for no other purposes.

(b) The outdoor parking areas shall be used for the parking of passenger automobiles, subject to such rules and regulations as the Board may prescribe. No boats, trailers, trucks, motorcycles, motor scooters, recreational vehicles, campers, disabled or visibly damaged vehicles or vehicles bearing signs on their exterior or other vehicles or property of any king shall be parked or stored thereon or on any other portion of a Parcel or the Common Areas unless permitted by such rules and regulations as may be adopted by the Board. Every Parcel Owner, occupant and other person shall be responsible for his personal property in the outdoor parking areas. Neither the Board nor the Association shall be considered the bailee of any such personal property, nor shall either be responsible for any loss or damage thereto, whether or not due to the negligence of the Board and/or the Association. Owner may use the outdoor parking areas or other areas temporarily improved for parking as parking for model units, sales offices, and construction offices. Owner may grant easements over certain outdoor parking spaces granting certain Parcel Owners and their respective tenants the perpetual right to par in designated parking spaces.

(c) There shall be no obstruction of the entryways or roads on the Common Areas nor shall ready access to a garage or entrance to any Parcel be obstructed or impeded in any manner.

(d) No Parcel Owner shall permit anything to be done or kept on his Parcel which will increase the rate charged for or cause the cancellation of insurance carried by the Association or which would be in violation of any law.

(e) No animals of any kind shall be raised, bred, or kept on any Parcel except dogs, cats, or other household pets may be kept subject to rules and regulations adopted by the Board, provided they are not kept, bred, or

maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon ten (10) days' written notice from the Board.

(f) No noxious or offensive activity shall be conducted on any Parcel, nor shall anything be done therein or thereon, either willfully or negligently, which may be or become an annoyance or a nuisance to other Parcel Owners or occupants. Without limiting the foregoing, no radios, televisions or amplification systems shall be used outside of any Building, nor played within any Buildings at a volume that can be heard outside of such Building. No outdoor entertaining shall be permitted after a time established by the Association by rule or regulation; until a contrary rule is established, no outdoor entertaining shall be permitted between the hours of 10:00 p.m. and 8:a.m.

(g) No industry, business, trade, occupation or profession of any kind. Commercial, religious, educational or otherwise, designated for profit, altruism, exploration or otherwise, shall be conducted. Maintained or permitted on any Parcel, except as otherwise provided herein.

(h) Parcel Owners shall not cause or permit anything to be hung or displayed on the outside or inside of windows or placed on the outside walls of any Building or upon the Common Areas and no sign, awning, canopy, shutter, radio or television antenna (except as installed as of the date this Declaration is recorded or except as thereafter installed by Owner or the Association) shall be affixed to or placed upon the exterior walls or roof or any part thereof or on the common Areas, without the prior written consent of the Association. Parcel Owners may install window treatment on the interior side of the exterior windows provided that such window treatments are white or lined with white material on the side visible from the exterior of the Building. No air conditioning unit of whatever type, other than those installed as of the date this Declaration is recorded or those thereafter installed by the Owner or the Association, may be installed without the prior written permission of the Association.

(i) No clothes, sheets, blankets, laundry or other articles of any kind shall be hung out or exposed on any part of the Common Areas. The Common Areas shall be kept free and clear of rubbish, debris and other unsightly materials.

(j) No benches, chairs or other personal property shall be left on, nor shall any playing, lounging, parking of baby carriages, playpens, bicycles, wagons, toys or vehicles be permitted on, any part of the Common Areas without the prior consent of, and subject to any rules and regulations of, the Association.

(k) Subject to the provisions of Section 6, no “For Sale” or “For Rent” signs, advertising or other displays shall be maintained or permitted on any part of the Property except at such location and in such form as shall be determined by the Board.

(l) The restrictions in subparagraphs (a) and (g) of this Section shall not, however be construed in such a manner as to prohibit a Parcel Owner from: (i) maintaining a personal professional library therein; (ii) keeping personal business records or accounts therein; or (iii) handling personal or professional telephone calls or correspondence there from such uses are expressly declared customarily incident to the principal residential use and not in violations of said paragraphs.

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