

RULES AND REGULATIONS DOLORES STREET LOFTS ASSOCIATION, INC.

The following rules and regulations, except as otherwise expressly stated, apply to all Owners and their families, lessees, employees, agents, invitees and guests with respect to use of the condominium units and any other portion of the project. For purposes of these Rules and Regulations, the word "Owner" shall include the Owners, their families, lessees, employees and lessee employees, agents, invitees and guests. The word "Project" shall refer to the Dolores Street Lofts inclusive of all individual Commercial and Residential Units and all Common Elements. Defined terms not otherwise specifically defined in these Rules and Regulations shall have the meaning attached to such terms in the Declaration of the Lofts @ Dolores Park.

The purpose of these rules and regulations is to maintain a safe, clean and pleasant environment for all residents, employees and guests while also protecting the interests of Owners and the considerable investment they have made in the property. Living in a condominium community requires everyone to share the responsibility of maintaining the Common Elements, including walkways, stairwells, sidewalks, parking lots, landscaped areas, and all other Common Elements. While the Association does employ a property manager a certain number of hours a week for maintenance and cleaning of the common areas, he and his crew are not onsite 24/7 and generally only on-call Monday through Friday from 9 am to 5 pm. In an effort to keep HOA dues manageable for Owners and their tenants, the Association expects all Owners, as defined herein, to pitch in.

GENERAL

1. The Project is subject to all use restrictions contained in the Declaration, including, without limitation, the provisions of Article XII thereof, and all other rules and regulations of the Association. In the event of any conflict between the terms of these rules and regulations and the terms of the Declaration, the terms of the Declaration shall control.
2. The Owner of each unit in the Project shall heat such Unit so as to maintain a minimum temperature in the Unit of no less than 55 degrees Fahrenheit from October 1st to May 30th of the year in order to minimize any damage which could result from the freezing of pipes, both Unit specific and common, which pass near or through individual Units within the Building. This minimum heating requirement must be met even when the Unit is unoccupied.
3. Vehicles using the driveway and parking areas may not exceed a speed of five miles per hour.
4. All floor areas of the Common Elements, doors, fixtures, windows and plate glass shall be maintained in a clean, safe and good condition.
5. The balconies, terraces, stairways and windows shall be used only for the purposes intended, and shall not be used for barbecuing, cleaning of rugs, or permanent storage of large objects. Laundry and other garments may be hung on balconies to dry, but only out of

public view. The sidewalks, driveways and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Project unless otherwise authorized by the Board of the Directors of the Association, also referred to in the Declaration as the Executive Board (the "Board"). The roofs of the buildings may not be used for the storage of merchandise or equipment.

6. No public telephone, newsstand, shoeshine stand, refreshment, vending or other coin operated machine still be installed or placed on the sidewalk areas or elsewhere in the Common Areas without the Board's prior written consent.

7. All trash, refuse and waste materials shall be stored in adequate containers in the Units and regularly removed from the Units to the trash containers provided in the Common Areas of the Project (specifically, in the stand-alone building in the northeast corner of the parking area). All containers within the Project shall not be visible to the general public and shall not constitute a health or fire hazard, or a nuisance to any other Owner. In the event that any Owner shall fail to remedy such a health or fire hazard or nuisance within five (5) days after written notice by the Board or its representative, the Board may remedy and/or correct such health or fire hazard or nuisance at the expense of the Owner.

8. No antenna or other wiring or satellite "dish" or transmission device may be erected on the roof or exterior wall of a Building. However, all Owners have access to any dish device that has been installed by the Association for collective use.

9. Owners shall be allowed no more than two dogs or two cats, or one dog and one cat per Unit. Owners may impose more stringent pet limits on their lessees, which shall supercede the Association's limits. Pets shall not be allowed to roam the Project unsupervised, and Owners shall be responsible for cleaning up after their pets. If an Owner fails to supervise or to clean up after a pet, or if an Owner houses a pet that is a nuisance to other Owners, the Association shall have the right to fine a Unit Owner an appropriate amount for the violation, and to add the amount of such fines to the assessment for the Unit or – in the event of continuing violations of this rule – to require removal of the pet from the Project.

10. No part of the Common Elements may be used for storage, vehicle repair, construction or any other purpose unless specific written permission for such use is given by the Board or, as in the case of bicycles, specifically referenced in item 12 below. If any item is left in the Common Elements in violation of this rule, the Board may remove the item and charge the Owner for the cost of removal.

11. The storage of flammable material that may jeopardize the safety and welfare of any person or property is not permitted on or in the Project.

12. Owners and their families, guests, invitees, employees and lessees are permitted to park ONLY in their assigned space, if spaces are assigned, or other areas designated by the Association. No vehicle shall be parked for more than twenty-four (24) hours if doing so will prevent proper snow removal from the Project. No trucks, commercial vehicles, motorized boat, sailboat, or watercraft of any nature, nor trailers or recreational vehicles, may be stored within

Common Elements. Bicycles shall be parked only in areas designated for bicycle parking. During peak hours of business activity, the Board can impose any and all controls the Board deems necessary to operate the parking lot, including, but not limited to, the length of time for parking use. In the event any vehicle is parked in violation of these Rules, such vehicle may be ordered removed or towed, at the Owner's expense, at the discretion of the Board or its agent.

13. No person shall use any utility area or truck loading area reserved for use in conducting business, except for the specific purpose for which permission to use these areas has been given.

14. No person shall do or permit anything to be done within the Project, or bring or keep anything therein which would conflict with the health and safety laws or with any insurance policy of the Association or with any rules of the Association or with any of the rules, regulations or ordinances of any governmental or quasi-governmental authority having jurisdiction over the Project.

15. No Unit Owner shall make or permit any disturbing noise within the Project by the Owner, the Owner's families, guests, invitees, employees, agents or lessees, nor do or permit anything that does or may interfere with the rights, comforts or convenience of other Unit Owners or occupants.

16. All noise-producing machinery and equipment, including without limitation, exhaust fans, disposals, compactors and other kitchen equipment, radios, speakers, amplifiers, and other audio equipment, shall be sound and vibration isolated from the building structure.

17. Any loud speaker must be equipped with a back box.

18. Amplified live music is prohibited, unless specifically approved in advance by the Executive Board for special events.

19. Live music between the hours of 12:00 midnight and 9:00 a.m. is prohibited.

20. Except as authorized by the Declaration, no sign, advertisement or other lettering shall be exhibited, inscribed, painted or affixed by any Owner or other person on any part of the outside or inside of a Commercial Unit or the Common Elements of the Project, nor shall any windows in a Commercial Unit be blacked out or otherwise obstructed, nor shall any advertisement, announcements, or solicitation of any kind be distributed or passed out in any part of the Project, without prior written consent of the Board.

21. Before any Owner of any Unit shall display any signage, posters or other advertising devices upon any part of the Common Elements, the written approval of the Executive Board must first be procured. The provisions of this Rule are in addition to any approvals that may be required by the Lofts @ Dolores Park Design Review Board and the Town of Carbondale.

22. All deliveries and moving of furniture, fixtures, equipment and other household or commercial items, including personal property, to and from the Commercial Units and Residential Units shall be made by designated entryways and shall not cause any unreasonable noise or unreasonable disturbance to the Owners or occupants of any other Units, nor damage to the General or Limited Common Elements or the Units.

23. All deliveries and moving of furniture, fixtures, equipment and other household or commercial items, including personal property, to or from Residential Units requiring the elevator doors to be propped open must be pre-scheduled with the property manager so the bypass key can be employed to prop the doors open. Any associated costs will be billed to the Unit Owner. Any damage to the elevator resulting from deliveries and moves will be at the expense of the Owner(s) involved. Using the bypass key can prevent damage to the elevator.

24. If a Commercial Unit provides its customers with the use of shopping carts or baskets, the Owner of said Unit shall be responsible for causing these carts or baskets to be stored online areas designated by the Board. If said Owner fails to routinely collect and store carts as necessary (at least twice daily), the Board may assume this responsibility and bill the Owner on an estimated monthly basis for this service.

25. Unit Owners shall not place a load on any floor (including balcony floors) exceeding the floor load per square foot area with the floor was designed to carry and which is allowed by law or which may, in a reasonable opinion of the Board, constitute a hazard to or may damage any Building.

26. Smoking of tobacco products is not allowed anywhere on the Project, including within Unit boundaries, outside on balconies, terraces, or in any Common Areas, including grounds and parking areas. Smoking of any non-tobacco substance is restricted to the interior of the Units.

27. Short-term rental of Residential Units is allowed, however all guests must be informed of and conform to these Rules and Regulations by Unit Owners, except that pets will not be allowed for short-term renters.

Amendments to these Rules and Regulations or adoption of additional rules and regulations shall be made in accordance with the Declaration and Bylaws.