



**REGENT'S PARK
CONDOMINIUM
RULES
AND
REGULATIONS**

Regent's Park Association - P O Box 6370 - Lancaster, PA 17603

Revised August 10, 2011

EXHIBIT "C"

RULES AND REGULATIONS FOR REGENT'S PARK CONDOMINIUM

1. The walkways, greens, sidewalks, entrances, passages, and courts surrounding the Buildings shall not be obstructed or used for any other purpose than ingress to and egress from the Building Units.
2. No improper, immoral, offensive, or unlawful use shall be made of the Condominium property nor any part of it, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.
3. No nuisance shall be allowed upon the Condominium property, nor any use or practice that is a reasonable source of annoyance to the majority of residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse, garbage, or personal items are allowed to accumulate, nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit or make any use of the Common Elements that will increase the cost of insurance on the Condominium property.
4. No Unit Owner shall make or permit any disturbing noises, in any building, or do or permit anything to be done therein, which will interfere with the rights, comforts, or conveniences of the other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or a radio or television set or other loud speaker in such owner's Unit between the hours of twelve midnight and the following seven A.M. if the same shall disturb or annoy other occupants of any Building.
5. Inside dogs, cats, and other domestic pets shall be allowed on the Property provided that the same shall not disturb or annoy other occupants of the Building. In no event shall any dog, cat, or other domestic pet be permitted on any of the common areas unless carried or on a leash. Homeowners are required to clean up after their pets.
6. Each Unit Owner shall keep his Unit and patio to which he has sole access in a good state of preservation and cleanliness.
7. No exterior of any Building shall be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Association, which consent may be granted or refused in the sole discretion of the Association, although small decorative/seasonal items in good condition and good taste are allowed.
8. No boats, boat trailers, campers, recreational vehicles, or trailers of any type shall be permitted on the premises unless entirely within the garage of a unit.
9. No vehicle belonging to a Unit Owner or to a member of the family or guest, tenant, agent, visitor, licensee or employee of the unit Owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any Building, or the parking areas and ramps by another vehicle. Residents are prohibited from parking on the street. The Unit Owners, member of their families, guests, tenants, agents, visitors, licensees, and employees will obey the parking regulations promulgated in the future for the safety, comfort, and convenience of the Unit Owners.

10. No radio or television aerials or antennas shall be installed by Unit Owners outside their respective Units, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of any Building, except such as shall have been approved in writing by the Association, which approval may be granted or refused in the sole discretion of the Association; nor shall anything be projected from any window of any building without similar approval, with the exception of one standard real estate "For Sale" sign placed tastefully in the front lawn.
11. No articles of any kind shall be hung from the windows of any Unit. No garbage cans shall be stored in the Common Elements or Limited Common Elements (i.e. decks). Clothes and other articles shall not be dried or aired from a window or on any Limited Common Element. At no time shall any clothesline be permitted on the Common Elements or Limited Common Elements.
12. Automobile repair and/or maintenance shall not be permitted in the Common Elements and/or Limited Common Elements. Washing, interior cleaning, and waxing of automobiles shall not constitute maintenance.
13. No unit Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his unit any flammable, combustible, or explosive fluid, material, chemicals or substance, except for normal household use.
14. Any permanent, exterior modifications/additions, (example: awnings, storm doors, deck extensions) must be approved in writing by the Association. The Association reserves the right to reject any such applications in its sole discretion.
15. If any key or keys are entrusted by a Unit Owner or by any member of his family or by its agent, servant, employee, licensee, or visitor to any employee of the Association, whether for such Unit Owner's Unit or any automobile, truck, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and the Association shall not be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting there from or connected therewith.
16. Unit Owners, their families, guests, servants, employees, agents, visitors, or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any Building.
17. The agents of the Association and any contractor or workman authorized by the Association may enter any room or Building at any reasonable hour of the day for purposes of inspecting such Unit for presence of any vermin, insects, or other pests, or for any other reasonable purposes.
18. Any vehicle remaining in any open parking area 30 days after the expiration of its inspection sticker will be towed away at the owner's expense.
19. Any Unit Owner desiring to plant flowers, trees, or shrubs on any portion of the Common Elements or Limited Common Elements must obtain written permission from the Association before doing so.
20. Complaints regarding any aspect of the management of the Condominium Association shall be made in writing to the Association.
21. Garbage shall be placed in cans or plastic bags and deposited at the designation location near the Building Unit for pick up on designated days.

22. Permanent occupancy of two (2) bedroom units is limited to four (4) persons and permanent occupancy of three (3) bedroom units is limited to six (6) persons. Only those rooms designed by Declarant as bedrooms shall be considered bedrooms.
23. Parking on the internal streets is not allowed. On special occasions, however, condominium owners may obtain permission from the executive board for limited on-street parking if they are hosting a social or other function. On such occasions, the executive board will determine conditions for such permission.
24. The Association reserves the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care, and cleanliness of the Buildings, Garages, and Property and for securing the comfort and convenience of all occupants thereof.

**FIRST AMENDMENT DATED AUGUST 11, 2006
TO RULES AND REGULATIONS FOR
REGENT'S PARK CONDOMINIUM**

Pursuant to the Association Board meeting held August 11, 2006, the Board has approved the following changes/additions to the Rules and Regulations for Regent's Park Condominium.

Rule #5 is amended as follows:

Inside dogs, cats, and other domestic pets shall be allowed on the Property provided that the same shall not disturb or annoy other occupants of the Building, **and provided said domestic pets do not exceed three (3) in number of smaller domestic pets or two (2) domestic pets exceeding 100 lbs or more each.** In no event shall any dog, cat, or other domestic pet be permitted on any of the common areas unless carried or on a leash. Homeowners are required to **immediately** clean up after their pets. **Existing pets that do not meet this rule prior to the effective date of June 16, 2006 are exempt.**

Rule #8 is amended as follows:

Boats, boat trailers, campers, recreational vehicles, trailers, **company vehicles or any other vehicle too large to fit within a garage shall not** be permitted on the premises unless entirely within the garage of a unit.

Rule #10 is amended as follows:

No radio or television aerials or antennas shall be installed by Unit Owners outside their respective Units, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of any Building, except such as shall have been approved in writing by the Association, which approval may be granted or refused in the sole discretion of the Association; nor shall anything be projected from any window of any building without similar approval, with the exception of one **Re-Sale** Real estate "For Sale" sign placed tastefully in the front lawn, **not to exceed 18" x 24" in overall size.** **Homeowner must immediately repair damaged lawn upon removal of said sign.** **Commercial advertising on vehicles is prohibited unless vehicle is housed entirely within the garage as noted in Rule #8 above.**

All other Rules and Regulations remained unchanged and in full force and effect.

**SECOND AMENDMENT DATED July 8, 2008
TO RULES AND REGULATIONS FOR
REGENT'S PARK CONDOMINIUM**

Pursuant to the Association Board meeting held July 8, 2008 the Board has approved the following changes/additions to the Rules and Regulations for Regent's Park Condominium.

Rule #14 is amended as follows:

Any exterior modifications/additions must be approved in writing by the Association. The Association reserves the right to reject any such applications in its sole discretion.

The following landscape items DO NOT require written consent:

- 1. Installation of perennial and annual flowers to be placed in an existing landscape bed or pre-approved additional beds (attached to the requesting unit).*

Please be advised that the Association reserves the right to have unacceptable items removed or returned to their original state.

All other Rules and Regulations remained unchanged and in full force and effect.

**THIRD AMENDMENT DATED JULY 9, 2009
TO RULES AND REGULATIONS FOR
REGENT'S PARK CONDOMINIUM**

Pursuant to the Association Board meeting held July 9, 2009, the Board has approved the following changes/additions to the Rules and Regulations for Regent's Park Condominium.

Rule #10 is amended as follows:

No radio, television aerials, antennas, or satellite dishes shall be installed by Unit Owners outside their respective Units, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of any Building, nor shall anything be projected from any window of any building except such as shall have been approved in writing by the Association, which approval may be granted or refused in the sole discretion of the Association.

- Real Estate or "For Sale" signs placed tastefully in the front lawn out of "mow path" are permissible, but can not exceed 18" x 24" in overall size. Homeowner must immediately repair damaged lawn upon removal of said sign.
- Commercial advertising on vehicles is prohibited unless vehicle is housed entirely within the garage as noted in Rule #8.
- Any satellite dishes to be considered for approval by the Association Board must be located so as to be hidden from public view.

All other Rules and Regulations remained unchanged and in full force and effect.

**FOURTH AMENDMENT DATED JULY 21, 2011
TO RULES AND REGULATIONS FOR
REGENT'S PARK CONDOMINIUM**

Pursuant to the Association Board meeting held July 21, 2011, the Board has approved the following changes/additions to the Rules and Regulations for Regent's Park Condominium.

Rule #22 is amended as follows:

Permanent occupancy of two (2) bedroom units is limited to four (4) persons and permanent occupancy of three (3) bedroom units is limited to six (6) persons. Only those rooms designated by Declarant as bedrooms shall be considered bedrooms, but in any event no unit may have more than (4) designated bedrooms or be occupied by more than (8) persons.

All other Rules and Regulations remained unchanged and in full force and effect.