

promptly to each owner by posting same with postage prepaid addressed to the owner at the last registered address of the owner and shall be binding upon all unit owners and the occupants of units in the Regime. The following shall constitute the initial Rules of Conduct for the Regime:

- (a) Residents shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, television and amplifiers that may disturb other residents.
- (b) No residents of the Property shall:
 - (1) Post any advertisements or posters of any kind in or on the Property except as authorized by the Regime;
 - (2) Use no external T.V. antennae;
 - (3) Hang garments, towels, rugs, or similar objects from the windows or balconies or from any of the facades of the Property;
 - (4) Dust mops, rugs or similar objects from the windows or balconies or clean rugs or similar objects by beating on the exterior part of the Property.
 - (5) Throw trash or garbage outside the disposal installation provided for such purpose in the service areas;
 - (6) Act so as to interfere unreasonably with the peace and enjoyment of the residents of the other apartments in the Property; and/or
 - (7) Maintain any pets which cause distress to co-owners through barking, biting, scratching or damaging of property.
- (c) No Co-owner, resident or lessee shall install wiring for electrical or telephone installations, television or radio antennae, air condition units, or similar objects outside of his dwelling or which protrudes through the walls or the roof of his Dwelling Unit except as authorized by the Board.
- (d) All drapes, shades, curtains and similar window or glass door coverings installed in any unit shall have white backings or linings, so as to give a uniform appearance to all condominium units when viewed from the exterior. All shutters installed in any unit which shall be visible from the exterior of said unit shall have a natural wood grain finish or be painted white.

Section 13. ABATEMENT AND ENJOYMENT OF VIOLATIONS BY UNIT OWNERS. The violation of any rules or regulations adopted by the Board or the breach of any By-Laws contained herein, or the breach of any provision of the Master Deed, shall give the Board the right, in addition to any other rights set forth in these By-Laws:

- (a) to enter the unit in which or as to which, such violation or breach exists and to summarily abate and remove, at the expense of the defaulting unit owner, any structure, thing or condition, that may exist therein contrary to the intent and meaning of the provisions hereof, and the Board shall not thereby be deemed guilty in any manner of trespass; or
- (b) to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach and to recover the cost of such enforcement, including attorneys fees, and until such expense is recovered it shall be a lien upon said unit which lien shall be inferior to the lien of all prior Mortgages.

ARTICLE VIII

AMENDMENTS

Section 1. BY-LAWS. These By-Laws may be amended by the Council in a duly constituted meeting held for such purpose, or in a properly conducted referendum by use of the mails which include proper notice to all co-owners, and no amendment shall take effect