

WALNUT BEACH CONDOMINIUM ASSOCIATION, INC.

SCHEDULE I

RULES AND REGULATIONS

A. Use of Units

1. No part of the Property shall be used for other than the purposes for which such part was designed.
2. Each Residential Unit shall be used only as a residence for a single family.
3. No industry, business, trade, commercial, religious, educational or otherwise, (except for home professions without employees or regular visits from the public) designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the Property, nor shall any "For Sale", "For Rent" or "For Lease" signs or other window displays or advertising be maintained or permitted on any part of the property or in any Unit therein nor shall any Unit be used or rented for transient, hotel, motel purposes.
4. The Board of Directors during their terms of office or any designated agent (such as contractors) may retain a pass key to the common entry doors for use as needed for repairs or emergency situations.

Former board members are to return any master keys in their possession to a current board member.

5. No electrical device creating unusual electric overloading may be used in the Units without permission from the Board of Directors.
6. No substantial operation or remodeling of a Unit involving the cutting or moving of partition (non load bearing) walls may be done without permission of the Board of Directors. Unit Owners are to comply with all permits and inspections as required by the city of Milford for all remodeling projects including removal of load bearing walls.
7. Misuse or abuse of appliances or fixtures within the Unit is prohibited. Any damage resulting from such misuse shall be the responsibility of the Unit Owner in whose Unit it shall have been caused.

8. Move-In and Move-Out fees have both been set at \$50.00, effective October 15, 2004. The purpose of this fee is to fund repairs for damages caused by owners moving in and out of the complex. Owners moving on or out are responsible for transporting unwanted items to the city landfill. Owners moving in or out will be charged separately for leaving bulk items at the dumpsters, since the Association has to pay a fee for the removal of such items. This includes removal of all household and garden items as well as furniture, appliances, accumulated newspapers, magazines or recyclables and construction materials. The dumpster is for disposal of daily trash and rubbish only.