

**RULES & REGULATIONS**

COVERING  
CONDOMINIUM UNITS AT  
16 - 18 CHAPEL STREET  
NEWPORT, RHODE ISLAND

INCLUDES AIR CONDITIONING INSTALLATION

ISSUED - JULY 2012

**RULES AND REGULATIONS OF CONDOMINIUM**

1. Use of Property. No part of the property shall be used for any purpose other than the purposes for which the Property was designed, and as set forth in Exhibit "B" to the Declaration.

2. Insurance. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance for the Property or any portion thereof, applicable for residential use, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done or kept in his Unit, or in the Common Elements, which will result in the cancellation of insurance on the Property or any part thereof, or which would be in

violation of any law. No waste shall be committed in the Common Elements.

3. Outside Display. Without the prior consent of the Board of Directors, (a) Unit Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of any building, (b) no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof, or exposed on or at any window, and (c) no clothes shall be hung outside a Unit.

4. Animals. No non-domestic or "exotic" animals, reptiles, birds, or insects of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that one dog and/or cat, under thirty pounds in weight, approved by the Board of Directors in writing may be kept in a Unit, provided that it is not kept, bred, or maintained for any commercial purposes, and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property subject to these restrictions upon three (3) days' written notice from the Board of Directors. In no event shall any pet be permitted in any portion of the General Common Elements unless carried or on a leash, or in the presence of its owner or other responsible person, who shall be responsible for the pet's behavior and shall dispose of all animal waste deposited by the pet on the premises.

5. Offensive Activity. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements; nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises on the Property by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts, or convenience of other Unit Owners. No Unit Owner shall play upon, or suffer to be played upon, any musical instrument, or operate or suffer to be operated any stereo, television, radio, recording sound, lighting or vibrating device at such a volume or intensity, or in such a manner so as to cause unreasonable disturbance to other Unit Owners and / or their guests.

6. No Objects in General Common Elements. There shall be no parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches, or chairs on any part of the General Common Elements, and any baby carriages, playpens, lawn furniture,.....

claimed within two (2) weeks, all such property will be disposed of.

7. Color. Unit Owners shall not paint, stain, or otherwise change the color of any exterior portion of any of the Buildings.

8. Maintenance. Each Unit Owner shall keep his Unit and any deck, patio, or terrace associated therewith, in a good state of preservation and cleanliness. Each Unit Owner shall be responsible for maintaining and repairing any broken glass, sky lights, windows, doors and screens servicing such unit.

9. Waste Disposal. All garbage, rubbish, and debris shall be disposed of in appropriate containers and in designated areas. Except for said designated area, the Common Elements shall be kept free and clear of rubbish, debris, and other unsightly materials. No garbage cans shall be placed in the halls or on the staircase landings, nor shall any rugs or mops be shaken or hung from or on any windows, doors, decks, stairs, and the like.

10. Hazardous Activities. No activities involving a risk of damage or hazard to the condominium property and the individual units shall be permitted, specifically prohibited is the use of any heating devices or system other than the electric baseboard heat and/or fireplaces installed with the previous approval of the Board of Directors. No kerosene heaters, space heaters and the like shall be used. Barbecuing, grilling and outside cooking shall be limited to the rear patio/deck area appurtenant to each unit, if any, or the lawn area adjacent thereto.

10. Approval. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by resolution of the Board of Directors.

These Rules and Regulations are adopted this 18 day of December, 2002.

Sunny Wood Condominium Association

By: Carla Marie Morris

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NATHANIEL SILVER  
CITY CLERK

**POLICY ON AIR CONDITIONER UNIT INSTALLATION**  
**SUNNYWOOD CONDOMINIUM ASSOCIATION**  
**UNITS 16C AND 18 A/B/C/D/E CHAPEL STREET, NEWPORT, RHODE ISLAND**  
**JULY 2012**

**INSTALLATION OF AIR CONDITIONING UNITS SHALL BE AS FOLLOWS:**

1. The Units involved in this Rules and Regulations Amendment are Units:
  - a. 16C, 18A, 18B, 18C, 18D, 18E. Either Andersen sliding or casement windows are installed in these units and therefore eliminate the use of a "regular" air conditioner unit.
  - b. Units 16A and 16B Chapel are presently not included in the policy as windows located in these two units can handle the "regular" individual window units. However, if any different type of air conditioner unit will be installed, the same process as noted below will apply to those two units.
2. Letter requesting permission to install an air conditioning unit must be written by the unit owner to the Board of Directors for approval. Approval by the Board must be received prior to work commencing. This letter must contain the following:
  - a. Name/Address of Contractor
  - b. Contractor's License Number
  - c. Copy of Contractor's insurance policy naming Sunnywood as certificate holder.
3. The type of unit to be installed at the property is the "J" Sleeve Through-Wall-Unit. No other type unit will be allowed to be installed at the property.
4. In the event of any electrical or plumbing work is required prior to or during the installation, a licensed plumber or electrician must be used.
5. The entire installation is the sole financial responsibility of the unit owner and no cost shall be borne by the Association.
6. The "location" of all units installed will be in the rear of the building -- no units are permitted to be installed on either the front or sides of the buildings.
7. Attached is information on the J Sleeve Through-Wall-Unit.