

OSBORNE COURT CONDOMINIUM  
RULES AND REGULATIONS

**I. APPLICATION OF RULES AND REGULATIONS**

1. These Rules and Regulations are applicable to and binding upon all owners (collectively "Unit Owners") of the Osborne Court Condominium Association, Newport, Rhode Island.
2. These Rules and Regulations are also applicable to and binding on the family, tenants, servants, employees, agents, visitors, invites or licensees of all unit owners.
3. The Osborne Court Condominium Association's Management Committee may alter, amend, modify, repeal, or revoke these Rules and Regulations at anytime.
4. No Unit Owner may alter, amend, modify, repeal, or revoke these Rules and Regulations, but any Unit Owner may adopt additional rules and regulations not inconsistent with these Rules and Regulations, which apply only to the particular unit and the unit owner's family, tenants, servants, employees, agents, visitor, invites or licensees.
5. As used in these Rules and Regulations, the term "Common Elements" or "Common Area" means the common areas (lawns, gardens, parking, basements) contained within the boundaries of and within the authority and control of the Osborne Court Condominium Association. The term "Management Committee" or "Committee" means the dully elected members of the Osborne Court Condominium Association Management Committee or their appointed agent.

**II. USE OF COMMON ELEMENTS**

1. Walkways, steps and building entrances shall not be obstructed or used for any purpose other than ingress to and egress from the units.
2. No clothing or other personal articles shall be allowed to be kept in the Common Elements without prior written approval from the Management Committee. No garbage cans, supplies, or articles of any kind are to be place and stored in the halls or on any staircase, or on staircase landing. All exits are to be free of debris and obstructions.

3. No sign, poster, awning, canopy, shutter, flower/plant holder, radio and /or television antenna or satellite dish, and decorations; including holiday type are to be affixed or placed in the Common Elements, including the exterior walls, roof, fence and hallway of any building. In order to provide uniformity, the Management Committee must be notified prior to placement of any For Sale or For Rent signs. No electrical wiring or lights are permitted to extend outside any unit extending into the Common Elements. The Committee will consider only written requests to waive this rule.

4. There shall be no articles, personal property, automobile parts (including but not limited to removable doors, roofs, tops or seats) placed or stored in the Common Elements, and if such items appear, they can be removed and disposed of by the Committee, at the expense of the Unit Owner. No notice is required prior to removal and disposal of such articles.

5. Changing the color of any building or door visible from the Common Elements is not permitted without the written permission of the Management Committee.

6. Bicycles, toys and furniture (inside/outside) are not to be left in the Common Elements overnight or when not in use. In no case shall any of these items be allowed to be used after 9:00 PM. The Committee may remove and dispose of such articles without notifying the owner of the property and assess the Unit Owner for the cost of such removal.

7. No landscaping, planting of any kind, placement of potted plants or removal of any plants, trees, shrubs or grass is permitted in the Common Elements without the written consent of the Management Committee. Written requests must be submitted to the Committee specifying the items to be planted or removed, who will perform the work, when the work will commence and be completed. The Common Elements shall not be used for personal gardening or gardening decorations. All artifacts such as ornamental statues, potted vegetation etc. shall be limited to Unit Owners private decks.

8. All personal property placed in any portion of the Common Elements shall be placed at the sole risk of the owner of the property and Osborne Court Condominium Association shall in no case be liable for the loss, destruction, theft or damage to that property.

9. No ball playing of any kind, including use of a frisbee, kites or boomerangs is permitted in the Common Elements.

10. The use of propane and charcoal grills are restricted to the Unit decks. Unit Owners and tenants shall dispose of burned charcoal safely and in the manner as other trash is disposed of and not on the ground.

### III. UNITS

1. Unit Owners' decks are to be free of motorized vehicles and parts, automobile parts of any kind, vehicle maintenance parts or supplies. Items on the deck are to be maintained in a neat and orderly manner.
2. No sign, advertisement material, is to be displayed on a window which can be viewed from the Common Elements.
3. Nothing shall be shaken or hung outside a window.
4. No alterations or repairs which change or affect the silhouette, structure or integrity of a building, storage area or the Common Elements may be accomplished without the written permission of the Management Committee. Any such repairs or alterations plans must be submitted in writing to the Committee and must be specific regarding what is to be done, material to be used, who will perform the work (license contractor or unit owner), and when the work is to commence and complete.
5. Waterbeds are not permitted.
6. Unit Owners must close all windows when necessary to avoid interior damage from storms ( rain, wind, ice, snow).
7. Upon reasonable notice or in an emergency, the Management Committee or its designee shall have the right of access to any unit for the purpose of making inspections, repairs, replacement or improvements or to remedy certain conditions which would result in damage to other portions of the building or Common Elements. In the event the Committee finds vermin, insects, or other pests, it may take such reasonable measures as it deems necessary to control or exterminate same.
8. Repair costs, for damage to the building hallways or Common Elements caused by activity other than normal use, shall be paid by the Unit Owner whose activity or Tenants activity generated the damage.. Hallways will be inspected for damage resulting from a move-in or a move-out and the cost of repairs will be the responsibility of the Unit Owner involved with the move.

9. Unit entry doors must be kept closed at all times except when entering or leaving.
10. All Unit Owners must maintain their heating systems in good operating condition.
11. Upon reasonable notice, the Management Committee or its designee shall have the right of access to any unit for the purpose of cleaning fireplace flues.

#### IV. SAFETY AND SECURITY

1. No unit owner shall permit or keep in their unit any inflammable, combustible, or explosive material, chemical or substance, except such commercial products as are required in normal household use.
2. The use of kerosene or propane heaters are prohibited in any unit.
3. Guns or other weapons are not to be used or carried about the property.
4. All common doors are to be locked when any owner, unit owner's family, tenants, servants, employees, agents, visitors, invites or licensees of the unit owner leave the grounds of Osborne Court.
5. All break ins or attempted break ins must be immediately reported to the Newport Police and the Osborne Court Management Committee.

#### V. ANIMALS

1. Dogs, cats or other pet animals, birds, reptiles, rodents shall not be kept in any unit in such number or such type as to be noisome, overly aggressive or deemed to be a threat to occupants of other units, and shall be suitable leashed or caged whenever they are in the Common Elements. All stray animals found unleashed or uncaged will be turned over to the Newport Animal Control Officer.

2. Animals deemed by the Management Committee to be a danger to property and or people, including Unit Owners, guests of Association members, or agents of the Association and Unit Owners, or are creating a nuisance, destroying property shall be permanently removed from Osborne Court upon notice and hearing before the Management Committee.

3. No Unit Owner or the Unit Owner's family, tenants, servants, employees, agents, visitors, invitees are allowed to intentionally let any pet relieve itself in the Common Elements. Any substance left, must be removed and cleaned up immediately. Cats are permitted to use of commercial liter within the owner's unit as long as offensive odors are not present

## VI. NOISE AND DISORDERLY CONDUCT

1. 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 other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noise on the property by themselves; family, servants, employees, agent, visitor, tenants, or licensees nor do or permit anything to be done by such persons that will interfere with the rights, comforts, or conveniences of other Unit Owners.

2. Should it become necessary for the Management Committee to incur any expenses to control or eliminate noxious or offensive behavior, the Unit Owner(s) involved will be liable for those expenses and any fines the Association may assess. A Unit Owner is responsible for the actions of their family, tenants, servants, employees, agents, visitors, invites or licensees and will be liable for any expenses necessary to bring their unit into compliance, including any fines the Association may assess. All fees and cost shall be leveled only upon notice and opportunity to be heard before the Management Committee.

3. No Unit Owner shall play upon or suffer to be play upon, any musical instrument or operate or suffer to operate any audio or audio/visual devise which can be heard outside the unit in a manner that is so loud as to be noxious and/or offensive to others.

4. All Unit Owners and tenants of second floor units must be aware that heavy walking or pacing on uncovered floors may cause annoyance to lower floor occupants. Special consideration should be used between 11:00PM and 6:00AM.

5. Between 6:00PM and 9:00AM all parties and other social gatherings are to be confined to the Unit and are not allowed in the Common Elements. No noxious and/or offensive behavior, including but not limited to yelling or loud voices which can be heard outside the units, is permitted.

## VII. MOTOR VEHICLES AND PARKING

1. Automobiles, motor scooters, or motorcycles are all considered a motor vehicle and must be parked in the area and space assigned to the unit for motor vehicles. Only a registered vehicle operated on a regular bases may park in its designated unit space. Parking in another Units assigned space will result in the vehicle being towed without notice at the owners expense. No vehicle is allowed to block, impede usage of or extend onto or park on any sidewalk whether public or part of Osborne Court Condominium.

2. An Osborne Court Parking Permit must be displayed in or on the vehicle when parked at Osborne Court. A fine will be charged for those vehicles not displaying a Parking Permit. Only the Management Committee will issue parking permits.

3. Each unit is assigned one parking space. Additional parking spaces, under the control of the Management Committee, will be assigned to a unit. They are either a parking space shared between two units or assigned as an unshared space to a single unit. The Management Committee will assess a fee to any Owner(s) assigned an unshared parking spaces. This fee is due by the first day of each month. Failure to pay within thirty (30) days can result in the Management Committee revoking the unshared parking spaces. Failure to adhere to all parking rules, illegally parked vehicles and unauthorized vehicles parked in a revoked unshared space will be cause for towing at the owners expense. Units sharing parking spaces must do so in a equal and equitable manner.

4. Trailers, snowmobiles, campers, buses, motorhomes or any oversize vehicle or vans (over 17 feet total length) are not permitted to park at Osborne Court.

5. Motor Vehicle use is restricted to the parking area unless the Management Committee grants permission in writing to allow a vehicle to drive onto any other part of the Common Elements.

6. No Motor Vehicle is allowed to be parked or brought inside a unit or to display a "For Sale" or similar sign.

7. The excessive blowing of any vehicle horn and loud engine revving on the premises is prohibited.
8. Repairs, body work, vehicle maintenance including but not limited to tune ups, oil changes, washing on the premises is prohibited.

#### VIII. WASTE REMOVAL AND LITTER

1. All garbage is to be placed in the dumpster provided by the Association. Cans, plastic, newspaper or any other items the appropriate government agency requires to be separated for collection is to be placed in the appropriate receptacle.
2. Trash or empty bottles left unattended is considered littering. A fine and any expense the Association incurs for picking up litter will be charged to the Owner of Unit responsible for the litter.

#### IX. FINES AND ADDITIONAL EXPENSES

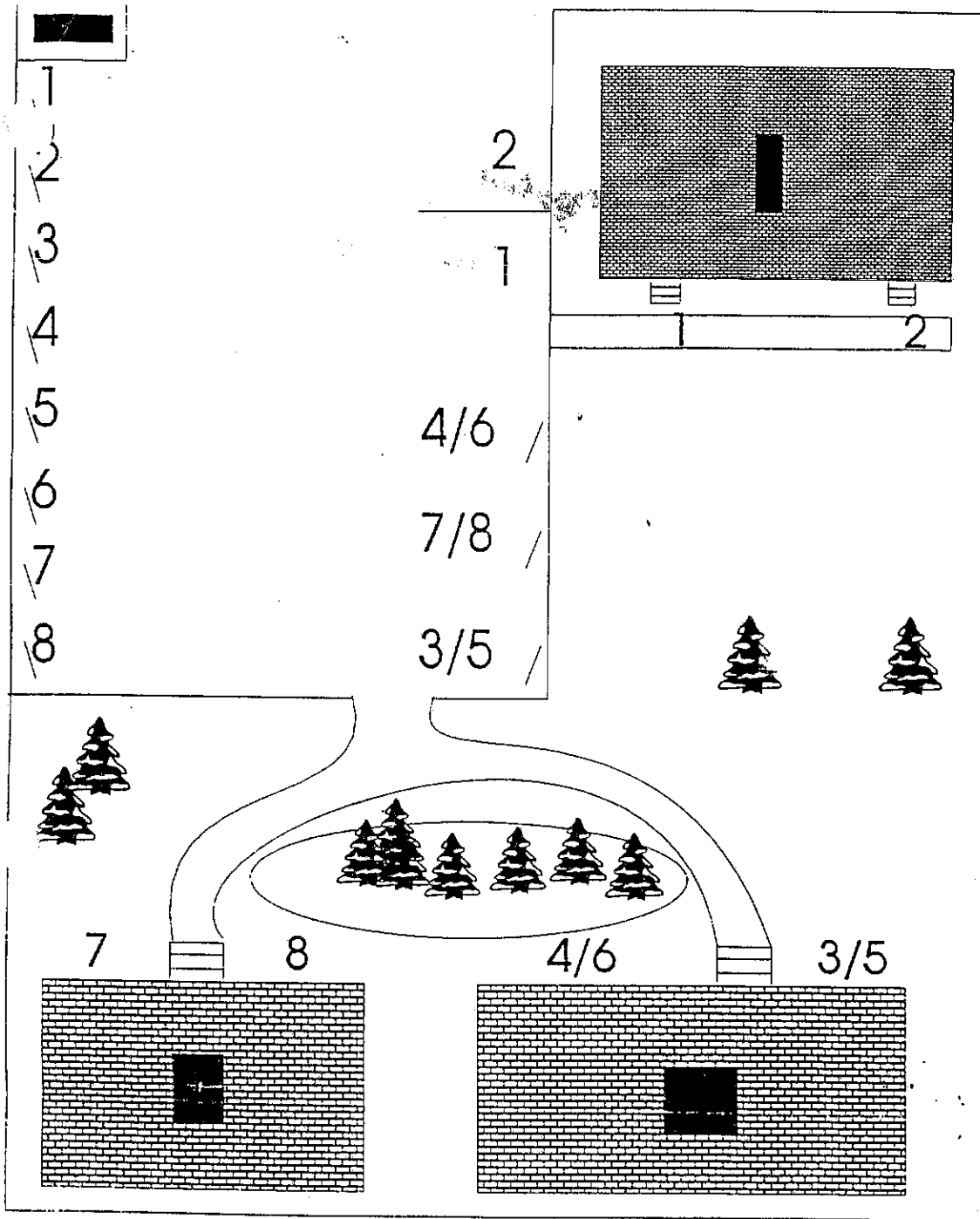
1. In the event a violation of the Osborne Court Rules and Regulations, Condo declaration and or By Laws has occurred, the Management Committee may determine to bring a Unit Owner into compliance and assess fines after notice and opportunity to be heard is extended to the Unit Owner.
2. If the Committee determines a violation warrants, the Committee may after notice and opportunity to be heard is extended to the Unit Owner, sanction a fine or otherwise issue a warning to the Unit Owner. The Management Committee will use discretion and restraint in determining the amount of a fine, sanction or action to be taken. All fines incurred by the Management Committee are payable upon receipt of notice.
3. All expense incurred by the Association to correct a rules violation will be billed to the appropriate Unit Owner and is payable upon notice.
4. All expense incurred by the Management Committee to collect money owed the Association will be billed to the Unit Owner and is payable upon notice.

## X. LEASES

1. A copy of the most current set of these Rules and Regulations must be attached as an addendum to all Unit Owner's leases. Each page must be initialed, except that the last page must be signed, by all the lessees as proof they all understand, accept and will abide by the Osborne Court Condominium Association's Rules and Regulations. The signed documents must be submitted to the Osborne Court Condominium Association prior to occupancy.
2. Violation of the Osborne Court Rules and Regulations and the Newport City ordinances; and fire codes concerning the number of occupants and guests allowed in each unit will result in action against the Unit Owner.
3. Unit Owners must submit to the Management Committee or to the Committee's agent, prior to tenants signing any lease, a copy of said lease for its review. Committee will review lease for its compliance with Osborne Court By-Laws, Rules and Regulations, state and city laws and ordinances. Leases are not required to show rental income. The Committee or its Agent has ten (10) business days to conduct its review and respond to the Unit Owner if the lease is not in conformance with these Rules and Regulations.
4. Unit Owners must submit in writing, to the Management Committee, the names, permanent addresses and telephone numbers of all lessees.
5. Unit Owners must submit, in writing, to the Management Committee, the name, address and telephone number of the real estate agent/broker or the renting agent handling their unit. The unit owner must also identify the rental periods, including beginning and ending dates.
6. No tenant may sell shares of a unit.



PARKING ASSIGNMENTS FOR  
OSBORNE COURT



ANY VEHICLE FOUND IN ASSIGNED  
PARKING SPACES  
**WILL BE TOWED**  
**AT OWNERS**  
**EXPENSE**