

RULES AND REGULATIONS CONCERNING USE

OF

TRADITIONS, A CONDOMINIUM

TRADITIONS CONDOMINIUM OWNERS ASSOCIATION, INC., ("Association"), acting through its Board of Directors ("Board"), has adopted the following Rules and Regulations ("Regulations"). These Regulations may be amended from time to time by resolution of the Board.

As used in these Regulations the term "CONDOMINIUM Owners" shall apply to the owner of any CONDOMINIUM, tenants, servants, employees, agents, visitors and to any guests, invitees or licensees of that Owner. As used in these Regulations the term "Association" shall include the Association and the Managing Agent when the Managing Agent is acting on behalf of the Association.

1. The Association reserves the right to alter, amend, modify, repeal or revoke these Regulations and any consent or approval given hereunder at any time by resolution of the Association or the Board.

2. All owners of any CONDOMINIUM are to inform non-owners upon the Condominium Property of these Rules and Regulations.

3. Owners are reminded that alteration and repair of the common elements are the responsibility of the Association, except for those matters which are stated in the Declaration to be the responsibility of a CONDOMINIUM Owner. No work of any kind is to be done upon or affecting those portions of exterior building walls or interior boundary walls, structural ceilings and floors, which are the responsibility of the Association without first obtaining the approval required by the Declaration of Condominium. The Association, its agents and employees, shall at all times have access to the Limited Common Elements subject only to appropriate notification to Owner except in the case of an emergency. CONDOMINIUM Owners shall have access to the limited common elements which directly adjoin the CONDOMINIUM Owner's CONDOMINIUM. Such access shall not limit availability or access to the Association, its agents and employees. No owner may install

any plumbing, wiring, air conditioning equipment or any exteriorly visible improvement, to include furnishings to be placed or stored upon open air balconies, without the prior written approval of the Board.

4. The sidewalks, entrances, passages, public halls, corridors and stairways of or appurtenant to the Building shall not be obstructed or used for any other purpose than ingress to and egress from the Building.

5. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed in any of the Common Areas, except those areas specifically designated by the Association. Nothing shall be hung from any exterior doors, walls, windows or roof, or placed upon the window sills of the Building.

6. Each CONDOMINIUM Owner shall keep his CONDOMINIUM in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.

7. No window guards, signage or other window decorations shall be used in or about any CONDOMINIUM except such as shall have been approved in writing by the Board. Uniformity of window coverages is required as to color, and no foil nor reflective materials shall be used.

8. Nothing shall be done in any CONDOMINIUM or on the Common Elements that may impair the structural integrity of the Building or that may change the Building structurally nor shall anything be altered or constructed on or removed from the common elements, except upon the prior written consent of the Board.

9. No radio or television aerial or satellite dish shall be attached to or hung from the exterior of the Building and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Building except such as are permitted pursuant to the Declaration or the By-Laws and shall have been approved in writing by the Board; nor shall anything be projected from any window of a CONDOMINIUM without similar approval.

10. No ventilator or air conditioning device shall be installed in any CONDOMINIUM without the prior written approval of the Board.

11. All radio, television or other electrical equipment of any kind or nature installed or used in each CONDOMINIUM shall fully comply with all rules, regulations, requirements or recommendations of the local fire department and the public authorities having jurisdiction, and the CONDOMINIUM Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such CONDOMINIUM Owner's CONDOMINIUM.

12. The Association shall provide uniform signage throughout the Condominium and upon each condominium unit. A CONDOMINIUM owner shall not further identify his CONDOMINIUM. No other signs may be displayed except as approved by the Association. This restriction shall not apply to the Developer until after all CONDOMINIUMs are sold.

13. No CONDOMINIUM Owner shall make or permit any disturbing noises or activity in the Building, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other CONDOMINIUM Owners or tenants. No CONDOMINIUM Owner shall play upon or cause to be played upon any musical instrument, or operate or permit to be operated a phonograph, radio, television set, loud speaker, or other sound amplification device in such CONDOMINIUM Owner's CONDOMINIUM, if the same shall disturb or annoy other occupants of the Building. Owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their CONDOMINIUMs or from their parking space(s).

14. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they are designed, nor shall any sweepings, rubbish, rags, or any other article be thrown into the same.

15. The agents of the Board and any contractor or workman authorized by the Board may enter any CONDOMINIUM at any reasonable hour of the day for the purpose of inspecting such CONDOMINIUM for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate in a reasonable manner so as not to unreasonably interfere with the use of such CONDOMINIUM for its permitted purposes.

16. The Board will retain a pass-key to each CONDOMINIUM. If any lock is altered or a new lock is installed, the Board shall be provided with a key thereto immediately upon such

alteration or installation. If the CONDOMINIUM Owner is not personally present to open and permit an entry to his CONDOMINIUM at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the By-Laws and has not furnished a key to the Board, then the Board or its agents (but, except in an emergency, only when specifically authorized by an officer of the Condominium) may forcibly enter such CONDOMINIUM without liability for damages or trespass by reason thereof (if during such entry reasonable care is given to such CONDOMINIUM Owner's property).

17. No vehicle belonging to a CONDOMINIUM Owner or to a guest, tenant or employee of a CONDOMINIUM Owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the Building by another vehicle nor shall any such vehicle be parked in such a manner as to block or prevent the use and access to any other parking spaces.

18. Unless otherwise authorized by the Association, the parking areas may not be used for any purpose other than parking automobiles. No buses, trucks, trailers, boats, recreational or commercial vehicles shall be parked in the parking areas or in driveways except in those areas, if any, designed specifically for such parking by the Board. All vehicles must have current license plates and be in good operating condition. No vehicles shall be parked on the Condominium property with conspicuous "For Sale" signs attached.

19. All Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the vehicle owner's sole risk and expense.

20. The board may from time to time curtail or relocate any portion of the Common Elements devoted to storage or service purposes in the Building.

21. Complaints regarding the service of the Condominium shall be made in writing to the Board.

22. 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.

23. Except as permitted under the Declaration and By-Laws, CONDOMINIUM Owners, guests, servants, employees, agents, visitors or licenses shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the Building. Should this Condominium contain rooftop amenities, this section shall not apply to such portions of the roof as contain such amenities.

24. No CONDOMINIUM Owner or any of his agents, servants, employees, licenses or visitors shall at any time bring into or keep in his CONDOMINIUM any inflammable, combustible or explosive fluid, material, chemical or substance, except as shall be necessary and appropriate for the permitted uses of such CONDOMINIUM.

25. Employees and agents of the Association are not authorized to accept packages, keys, money (except for condominium assessments) or articles of any description from or for the benefit of an Owner. If packages, keys (whether for a CONDOMINIUM or an automobile), money or articles of any description are left with the employees or agents of the Association, the Owner assumes the sole risk therefor and the Owner, not the Association, shall be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith. The Association does not assume any responsibility for loss or damage in such cases. Deliveries requiring entrance to a CONDOMINIUM Owner's CONDOMINIUM will not be accepted without the prior written permission of the CONDOMINIUM Owner accompanied by a written waiver of all liability in connection with such deliveries.

26. If any key or keys are entrusted by an Owner or by his agent, servant, employee, licensee or visitor to any employee of the Association, whether for such CONDOMINIUM Owner's CONDOMINIUM or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Owner, and the Board shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

27. Nothing shall be done or kept in any CONDOMINIUM or in the Common Elements which will increase the rate of insurance of the Building or contents thereof without the prior written consent of the Board. No Owner or occupant shall permit anything to be done or kept in his

CONDOMINIUM or in the Common Elements which will result in the cancellation of insurance on the Building or which would be in violation of any law. No waste shall be committed in the Common Elements.

28. No group tour or exhibition of any CONDOMINIUM or its contents shall be conducted, nor shall any auction sale be held in any CONDOMINIUM without the consent of the Board.

29. All occupants of CONDOMINIUMs and CONDOMINIUM Owners must comply with the requirements of the Alabama Uniform Condominium Act of 1991, Articles of Incorporation of the Association, By-Laws of the Association, the Declaration, and these rules and regulations.

30. The Association regulates the presence of pets on the condominium property. Refer to the Declaration for specific details. This shall not restrict the use of animals for the seeing impaired or small pets owned by CONDOMINIUM Owners.

31. The Association shall have the exclusive right to restrict the use of CONDOMINIUMS for rental purposes. All rental occupants shall abide by all Rules and Regulations established by the Association or Board.

I certify that the above set out rules and regulations were adopted by the **TRADITIONS CONDOMINIUM OWNERS ASSOCIATION, INC.**, acting through its Board of Directors, at its regular meeting held on the _____ day of _____, 200__.

Secretary