

Somerset **Rules of Conduct**

As stated from the Somerset ByLaws – Section 12

RULES OF CONDUCT. In order to assure the peaceful and orderly use and enjoyment of the units and Common Elements of the Association, the Co-Owners may from time to time adopt, modify and revoke in whole or in part by a vote of the Members present in person or represented by proxy whose aggregate interest in the Common Elements constitutes two-thirds of the total interest, at any meeting duly called for the purpose, such reasonable rules and regulations, to be called Rules of Conduct, governing the conduct of persons on said property of the Association as it may deem necessary.

The following shall constitute the Rules of Conduct for the Regime:

- a. ***Residents shall*** exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, televisions and amplifiers that may disturb other residents.
- b. Residents shall store beach chairs, floats, toys, shoes, etc. in the utility closets or storage lockers and not left outside unit entrances.
- c. ***No Co-Owner shall:***
 1. Post any advertisements or posters of any kind in or on the Property except as authorized by the Association;
 2. Hang garments, towels, rugs, or similar objects from the windows or balconies or from any of the facades of the Property;
 3. Clean dust mops, rugs or similar objects from the windows or balconies by beating on the exterior part of the Property;
 4. Throw trash or garbage outside the disposal installation provided for such purpose in the service areas;
 5. Act so as to interfere unreasonably with the peace and enjoyment of the residents of the other Units in the Property;
 6. Maintain any pets which cause distress to Co-Owners through barking, biting, scratching or damaging of property;
 7. Operate or utilize any charcoal or gas grills, either permanent or portable, on the decks or balconies or in the close proximity of the Units, it being understood that such use is a violation of local fire ordinances;
 8. Operate, park or store on Property any recreational vehicles, motor homes, motorcycles, mopeds, trucks, trailers, commercial vans or boats
- d. ***No Co-Owner, resident or lessee shall*** install wiring for electrical or telephone installations, telephone or radio antenna, air conditioning fixtures, or similar objects outside of his dwelling or which protrudes through the walls or the roof of his Unit except as authorized by the Board and, where appropriate, subject to Section 8 (c) of this Article VII.