

**EXHIBIT "B" TO THE BYLAWS
RULES AND REGULATIONS FOR
THE DEVONSHIRE CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.**

1. **OBSTRUCTIONS:** Any sidewalks, driveways, entrances, stairwells, elevators, halls, breezeways and passageways which are General Common Elements or Limited Common Elements shall not be obstructed or used by any Owner for any other purpose than ingress to and egress from the Units. Such area shall be kept free of debris, refuse, storage of personal property including but not limited to resident planted and maintained flowers, vegetables, shrubs, bushes, trees or other plants of any nature.
 2. **ARTICLES OF PERSONAL PROPERTY:** No article shall be placed on or in any of the General Common Elements or Limited Common Elements which are for the benefit of more than one Unit except those articles of personal property which are the common property of all the Unit Owners.
 3. **GATHERING OR LOITERING:** Owners or Lessees, members of their families, their guests, residents, invitees, shall not use sidewalks, driveways, entrances, halls and passageways as a play area(s) or an area in which to gather or loiter.
 4. **VEHICLES CONTROL:** No vehicle belonging to or under the control of any Owner or a member of the family or a guest, tenant, lessee, or employee of a Unit Owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Project or to any designated parking. Vehicles shall be parked within designated parking areas only and shall be operational at all time. No washing, repairing, lubricating or storage of vehicles shall occur anywhere on the Project. Vehicles will be identified by placing a Devonshire Condominiums Homeowners decal on the right side of the rear bumper. Pre-numbered decals and visitor passes will be provided to owners and/or leasing agents by the Association. Vehicles will be parked front end toward curb with rear-end facing the driving area of the parking areas. No trailer, camper, mobile home, Recreational Vehicle, commercial vehicle, truck (other than standard size pickup truck), inoperable automobile, stored vehicle, boat or similar equipment shall be permitted to remain upon any area within the Project, other than temporarily (for purposes of loading and unloading of passengers or personal property), unless in an area specifically designated for such purpose by the Board. Commercial vehicles shall not include sedans or standard size pickup trucks which are used for both business and personal use, provided that any signs or markings of a commercial nature on such vehicles shall be unobtrusive and inoffensive as determined by the Board. No noisy or smoky vehicles shall be operated upon the Project. No off-road unlicensed motor vehicles shall be maintained or operated upon the Project, except as may be reasonably necessary to the execution of the rights and duties of the Association under this Declaration. Owners or lessees having vehicles that do not comply with these rules, have expired inspection stickers/license plates, or be otherwise inoperable shall be cured or removed within twenty-four (24) hours after notice to the vehicle owner. Vehicles shall be restricted to one (1) for each licensed driver in an individual Unit. From time to time, the Devonshire Condominium Homeowners Association shall mark certain undesignated parking spaces for "Visitors & Guests Only" to accommodate such persons, relatives, guests, or invitees which have entered upon the Project for proper purpose. Vehicles belonging to such invitees shall be allowed to park only in such designated visitor parking areas, otherwise such vehicles are subject to the remedies as allowed by law to the Devonshire Condominiums Homeowners Association.
 5. **COMMON ELEMENTS OF BUILDINGS:** No decoration or article shall be placed upon and no work of any kind shall be done upon the exterior building walls or upon the General Common Elements by any owner. Such decoration and work is the responsibility of the Association. No changes can be made in the Limited Common elements except with prior written approval of the Board of Directors.
 6. **INSTALLATION OF WIRING OR ELECTRICAL APPARATUS:** No Owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or electrical apparatus or appliances (other than ordinary household appliances), heating or air conditioning units be installed in the Unit, on the exterior of the Project or be installed in such a manner that they protrude through the walls or the roof of any building or are otherwise visible from the ground, except as may be expressly authorized in writing by the Board of Directors.
 - 6A. **ANTENNAS AND SATELLITE DISHES:** The following antennas and satellite dishes are not permitted:
 - a. antennas or dishes that only transmit signals;
 - b. antennas or dishes that interfere with reception of video signals by other units;
 - c. antennas or dishes located in common areas, common elements or unit entry areas; and
 - d. dishes greater than one meter in diameterUnless prohibited above, the antenna or satellite dish may be installed only: (1) inside a living area of a unit; or (2) outside on a patio or balcony. Such installation is allowed only if the plans and specifications for location, attachment, safety and screening are approved in writing by the Architectural Control Committee for compliance with the following standards:

The antenna or satellite dish must:

 - a. be properly bolted and secured to the concrete, or wood deck, patio or balcony which is either part of the unit or a limited common element to which the Owner has exclusive use.
 - b. be hidden from view by landscaping or potted plants, or other reasonable decorative covering approved by the Architectural Control Committee, to the greatest extent reasonable possible, in order to prevent the antenna or dish from being seen from any street, common area or other unit; and,
 - c. be located, within reason, in the least visible place on the least visible balcony, deck or patio of the unit.The Devonshire Condominiums Homeowners Association is not responsible for the maintenance and repair of any satellite dish or antenna- even if it is attached to a limited common element. The Unit Owner is solely responsible for maintenance and repair and is liable for all damages to Association property, personal property, animals and persons caused by the Owners installation, or any subsequent maintenance or repair, of an antenna or dish. The Unit Owner is responsible for restoring any limited common element to its pre-antenna/dish installation status upon removal of the antenna or dish. These location, installation and screening requirements are based on aesthetics, non-interference with reception by neighbors, preservation of property values and safety, including avoidance of injury or property damage from improperly installed antennas or dishes.
7. **FACILITY USE:** Use of any facilities of the Project will be made in such manner as to respect the rights and privileges of other owners.
8. **HAZARDOUS/FLAMMABLE SUBSTANCES:** Owners, residents, lessees, family members, guests or invitees, shall neither use nor permit to be brought into any building flammable or combustible oils or fluids such as gasoline, kerosene, naphtha, or benzene, or other explosives, or other articles deemed extra hazardous to life, limb, or property without the prior written consent of the Board of Directors, nor shall anyone violate or permit anyone to violate applicable city and county fire codes or ordinances, specifically open-fire cooking on building balconies. "No Owner may permit his Unit to be maintained in such a fashion that an excess accumulation of goods, items, objects, papers, etc occurs thereby resulting in increased danger of fire or pest infestation."
9. **WATER CONTROL:** All outside water connections of any nature are to be strictly controlled by the Board of Directors in their discretion through its employees and agents, to include but not limited to removing faucets, capping lines, monitoring water flow through installing water valves, installing automatic controls for landscape maintenance, installing centralized water management controls for the entire Project, and/or such other measures as necessary to protect the Projects water resources.
10. **WATER OUTLETS:** The commodes and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweeping rubbish, rags, paper, ashes or other substances shall be thrown therein. Any damage resulting from misuse of any nature or character whatever shall be paid for by the Owner causing it. Every Owner shall be responsible for all damages to Units caused by overflow from drains or plumbing due to neglect of persons using the Unit.
11. **NOISE/QUIET ENJOYMENT:** Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be played musical instruments, radios, phonographs, televisions sets, amplifiers and any other entitled to quiet enjoyment of their Unit and the common elements of the project. Owners and occupants are to respect the rights of other Owners and

- occupants and instruments or devices in such manner as may disturb or tend to disturb Owners, or occupants of other Units. In addition, each Owner and occupant is will not interfere with the rights of other Owners and occupants. An Owner or occupant shall not interfere or harass any other Owner or occupant. Any alleged harassment or interference shall be reported to the Association immediately.
12. **GARBAGE:** All refuse of any nature must be placed in sealed bags or sealed containers and placed in an approved disposal container (dumpster) for disposal. No refuse of any nature shall be placed or allowed to be placed on or in any area other than approved disposal dumpsters.
13. **ANIMALS: "NO ANIMALS MAY BE KEPT ON THE PREMISES WHICH WEIGH OR AT ADULT WEIGHT WILL WEIGH, IN EXCESS OF TWENTY-FIVE (25) POUNDS. NO OWNER MAY KEEP MORE THAN TWO ANIMALS ON THE PREMISES AT ANY TIME." Cats, dogs, or other animals or birds or reptiles (hereinafter for brevity termed animals) shall be kept in such a manner so as not to disturb the other Owners, and shall not be kept, bred or maintained for any other commercial purposes. If an animal becomes obnoxious to other Owners or lessees, the Owner or person having control of the animal shall be given a written notice by the Board of Directors to correct the problem, or if not corrected, the Owner, upon written notice, shall be required to remove the animal. The written notices provided for herein shall be issued by the Board of Directors. Under the foregoing circumstances, the decision requiring removal of any obnoxious animal is solely within the discretion of the Board of Directors and the Owner of such animal shall forthwith remove such animal from the property. No animals are allowed on or about the swimming pool premises, except for trained guide dogs. No animal is permitted outside of a Unit unless on a leash and accompanied by Owner or Tenant or his agent. Each Owner owning an animal shall assume full responsibility for personal injuries or property damage caused by said animal, and each Owner must agree in writing before obtaining consent to have an animal in any building, to indemnify the Association and hold it harmless against any loss, claim or liability or any kind or character whatsoever arising from or growing out of the privilege of having an animal in any building. All responsibility for animals of visitors shall rest with the Owner of the Unit visited. Animal owners shall clean any area immediately after their animal spoils including disposing of feces in disposal containers.**
14. **LIABILITY:** The Association assumes no liability for, nor shall it be liable for any loss or damage to articles stored in the storage areas. Any damage to the General Common Elements or common personal property caused by children of an Owner or their guests or the guests of a Unit Owner shall be repaired at the expense of that Owner.
15. **ENTRUSTING KEYS:** The Board of Directors, shall retain a passkey to each Unit. Should any Owner desire to change or add any lock, including a chain lock, on any entrance to his Unit, such Owner shall first obtain permission from the Board of Directors and, if permission is granted for such change or addition, provide to the Board of Directors a key to the new lock prior to its installation. If any Owner who fails to comply with this provision, including the failure to provide a currently-working key to the Board of Directors, the Board may cause the lock to be changed, at the Owner's sole cost and expense, in order to have access in an emergency.
16. **WINDOW COVERINGS:** All draperies or drapery linings or shutters or blinds visible from the exterior of any Unit shall be of a neutral, white or off-white color. No window shall be covered with aluminum foil or similar material.
17. **DECORATING BALCONIES:** It is prohibited to hang garments, rugs, or any other items from the windows, patios, balconies or any of the facades of any buildings. No exterior clothes lines shall be erected, and there shall be no outside laundering or drying of any garments. No rugs shall be beaten on the balconies or in the halls. No dust, rubbish or litter shall be swept from a Unit into the halls of entryways.
18. **SIGNAGE:** owners, lessees or invitees are prohibited from placing "For Sale", "For Rent", or any other signs in or around the Common Elements or displaying signs to the public view on any Unit or any portion of the project.
19. **EQUIPMENT AND MAINTENANCE:** No power equipment, work shops, or vehicle maintenance of any nature whatsoever shall be permitted on the Project except with prior written approval of the Board of Directors. In deciding whether to grant approval, the Board of Directors shall consider the effects of noise, air pollution, dirt, oil or grease, fire hazard, interference with radio or television reception, and similar objections.
20. **OCCUPANCY:** No more than five (5) individuals may occupy any two bedrooms Unit; and no more than three (3) individuals may occupy a one bedroom Unit on a permanent occupancy basis. For purposes of this paragraph, "permanent occupancy" shall defined as any occupancy in excess of thirty (30) days not separated by intervals of at least six (6) months.
21. **MODIFYING AND USING PATIO/BALCONY:** No owner shall modify or alter in any way the structure or appearance of any patio or balcony area. All patios and balconies shall be kept in clean and neat condition, free from debris and refuse. Patios and balconies shall not be used for storage purposes nor shall any Owner fence in, wire in or in any other way enclose any such area. If an Owner allows the patio or balcony appurtenant to his Unit to become cluttered or unsightly in any manner, the Owner shall be given notice of such fact by the Board of Directors and shall be required to correct such condition within three (3) days of the date of notice and if he/she fails to do so, then the Board of Directors may correct such discrepancy (including the removal of any unsightly items) and/or repair or refurbish the patio or balcony at the Owner's expense.
22. **POOL OPERATION/CONTROL:** No glass bottles, glasses or other items made of glass shall be permitted in the enclosed pool or immediate adjacent areas. Open containers of alcoholic beverages shall be allowed only in the enclosed pool or immediate adjacent areas and shall not be allowed in any other part of the General Common Elements. All children under 12 years of age must be accompanied by an adult while using the swimming pool. Children shall not run in the area of the pool. All persons using the pool shall possess an identification tag affixed to their swim attire. Such tag shall be issued by the Board of Directors to bonafide Owners, residents, lessees and their guests. Guests using the pool shall be accompanied by their hosts. All persons using the pool and clubhouse shall abide by the posted rules.
23. **TENNIS COURTS:** Only Owners, residents, or lessees and their guests shall use the Association's tennis courts. Only bonafide tennis players are entitled to use the tennis courts and the tennis courts shall be used for no other purpose without written permission of the Board of Directors.
24. **LEASING UNITS:** Any agreement by which a Unit is rented or leased shall include a specific obligation that any tenant must abide by the terms and conditions of the Condominium Association Declaration, By-Laws, and Rules and Regulations, and further provide that a failure to abide by such terms and conditions shall constitute an act of default.
25. **LEASING PROCEDURES:** All units not occupied by the record title Owner and leased or rented shall not be rented for transient or hotel purposes nor shall less than the entire Unit be leased or rented. Lease Agreements and Applications for occupancy are to be in writing in the form promulgated by the Board of Directors and are available at the Association's office. True copies of executed agreements and applications are to be forwarded to the Association's office for filing prior to Tenant's possession. Owners and their Agents are responsible to insure current leases and applications are provided to the Association at all times.
26. **ENFORCEMENT/FINES:** It shall be lawful for the Board of Directors, or its agents, to recover actual costs expended, including attorney fees, from an Owner when such costs arise from the Owner's non-compliance with these By-Laws (after notice and an opportunity to cure), or in the event of emergency repairs done by the Association on behalf of the Owner. Furthermore, fines may be levied against Owners, in such amounts fixed by the Board of Directors, for recurring infractions of these By-Laws, including, but not limited to: an Owner's failure to remove his dog's waste from Common Areas; an Owner's inappropriate disposal of trash; and an Owner's use of an unassigned parking spaces, where spaces are specifically designated per Unit.