

SCHEDULE A

RULES AND REGULATIONS

1. No part of the property shall be used for any purpose other than the purposes for which the property was designed. Each unit shall be used as a residence for a single family.

2. There shall be no obstruction of the Common Areas nor shall anything be stored or placed in the Common Areas without the prior consent of the Board of Directors except as hereinafter expressly provided.

3. Nothing shall be done or kept in any Unit or in the Common Areas which will increase the rate of insurance for the building, or contents 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 Areas which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Areas.

4. 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 Unit and 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, without the prior written consent of the Board of Directors.

5. No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in the Common Areas, except that a dog, cat or other household pet may be kept in a Unit, provided that they are 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 written notice from the Board of Directors. In no event shall any dog be permitted in any portion of the Common Areas unless carried or on a leash, or be curbed in any Common Area.

6. No noxious or offensive activity shall be carried on in any Unit, or in the Common Areas; 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 in the building 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 a phonograph, television set or radio in the premises at such high volume nor in such other manner that it shall cause unreasonable disturbances to other Unit Owners.

7. No baby carriages, playpens, bicycles, wagons, toys, vehicles, benches or chairs or similar items shall be placed in the Common Areas, except as hereinafter provided, and any such articles placed or found in the Common Areas may be removed by the Management Agent at any time from such Common Areas and a service charge of Two Dollars (\$2.00), payable to the Council of Unit Owners will be charged for the release of any such property and if not claimed within two (2) weeks all such property will be disposed of.

8. No industry, business, trade, occupation or profession of any kind, commercial religious, educational or otherwise, designed for profit, altruism, or otherwise, shall be conducted, maintained or permitted on any part of the property, nor shall any signs or other window displays or advertising be maintained or permitted on any part of the property or in any Unit therein nor shall any Unit be used or rented for transient, hotel or motel purposes; except that this provision shall not prohibit the Declarant from maintaining such signs in connection with the original sale of Units, nor shall it prohibit Unit Owners from displaying "For Sale" or "For Rent" signs, provided that use of such signs is first approved in writing by the Board of Directors or Management Agent, if such an agent is employed by the Board of Directors.

9. 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.

10. All trash, refuse and garbage shall be deposited in suitable containers and such containers shall be placed in the areas as Management may direct.

11. All vehicles belonging to an Owner, or to a member of an Owner's family or guest, tenant, or employees of an Owner shall be parked in the spaces provided, and no such vehicle shall be parked in such a manner as to impede or prevent ready access to any other parking space. The parking of trucks, commercial vehicles, boats and trailers, and campers is prohibited without the written permission of the Council of Unit Owners or its Management Agent. The Council assumes no responsibility or liability whatsoever for the loss or damage to any automobile or vehicle while parked on the premises. The repairing of cars or other vehicles on the premises is prohibited. The storing of any junk automobiles or vehicles of whatever nature shall be strictly prohibited, and automobiles without current license tags shall be considered junk storage. Any such vehicle stored or placed on the premises for a period exceeding forty-eight (48) hours shall be towed away at Owner's expense without prior notice to the Owner and with no liability on the part of the Council or its Management Agent.

12. Unit Owners shall not decorate or redecorate any exterior portion of a Unit so as to change the exterior color or design of a Unit without first obtaining the written approval of the Board of Directors or Management Agent.

13. Each Unit Owner shall keep his Condominium Unit and any Limited Common Element which is reserved for his exclusive use in good state of preservation and cleanliness.

14. No Owner shall engage or utilize any employee of the Condominium for his private use or business during such employee's hours of employment.

15. Soliciting of any type is forbidden.

16. All references in these Regulations to "Common Areas" shall be deemed to mean General Common Areas unless the context clearly indicates otherwise.

17. Right is specifically reserved to the Board of Directors of Casa Del Sol Condominium to rescind, change, or amend the foregoing Rules and Regulations and to adopt such other rules and regulations as from time to time the Board of Directors may deem necessary.

18. Unit Owners shall, anything herein to the contrary notwithstanding, be allowed to place, in or upon the Limited Common Areas appurtenant to their Units, customary and normal outdoor furniture and furnishings for their use and enjoyment.

1977, Oct 13th The foregoing Declaration
filed for record and is accordingly recorded among the land records of Worcester
County, MD. in Liber FWH No. 599 folios 39 thru 70

FRANK W. HALES Clerk