

EXHIBIT A TO BYLAWSRULES AND REGULATIONS FOR
2600 BERING DRIVE HOMEOWNERS ASSOCIATION, INC.

1. Each Owner shall keep his Unit and the Limited Common Elements appurtenant to his Unit in good order and repair.

2. Any sidewalks, driveways, entrances, stairwells, and passageways which are Common Elements shall not be obstructed or used by any Owner for any other purpose than ingress to and egress from the Units. No article shall be placed on or in any of the Common Elements which are for the benefit of more than one Unit except for those articles of personal property which are the common property of all of the Unit Owners.

3. Owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks or driveways as a play area or an area in which to gather or loiter.

4. 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 an Owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Project. Vehicles shall be parked within designated parking areas only and shall be operational at all times. No washing, repairing, or lubricating of vehicles shall occur in the drives on the Project. Vehicles not properly parked shall be subject to removal at the Owner's expense.

5. 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; provided that Owners may place upon balconies or patios appurtenant to such Owner's Unit patio furniture and such decorative items as such Owner may deem desirable; however, the Board shall have the right at any time to direct removal of any item which the Board determines, in its sole discretion, detracts from the general appearance of the Project. No changes can be made in the Common Elements except with prior written approval of the Board of Directors. No Owner shall modify or alter in any way the structure or appearance of any balcony area. All balconies and patios shall be kept in clean and neat condition, free of debris and refuse, and shall not be used for storage purposes. If an Owner allows any balcony or patio appurtenant to his Unit to become cluttered or unsightly in any manner, he shall be given notice of such fact by the Board of Directors or Management Agent, and shall be required to correct such condition within five days of the date of notice and if he fails to do so, then the Board of Directors or Management Agent may correct such discrepancy (including the removal of any unsightly items) and/or repair or refurbish any balcony or patio at the Owner's expense.

6. 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 the Building or are otherwise visible except as may be expressly authorized in writing by the Association.

7. Owners, residents or lessees shall not use or permit to be brought into any Building any flammable 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.

8. Water faucets, dishwashers and garbage disposals, commodes, and other similar apparatus shall not be left running in any Unit any unreasonable or unnecessary length of time and shall not be used for any purpose other than that for which they were constructed. No sweepings, 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.

9. 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 used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb Owners, or occupants of other Units.

10. All trash must be placed on sealed bags or sealed containers prior to being put in an approved disposal area.

11. Cats, dogs, or other household animals or birds (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 commercial purposes. If an animal becomes obnoxious to other Owners, 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 Management Agent, or, if there is no Management Agent, to the Board of Directors. An Owner must receive permission in writing from Declarant or the Board of Directors or Management Agent in order to keep any animal the adult weight of which will exceed 30 pounds or in order to keep more than two animals on the premises. Only such animals as are normal household pets may be kept at the Project. No animal is permitted outside of a Unit unless on a leash and accompanied by a member of the Association or his agent. Each Owner owning an animal shall assume full responsibility for personal injuries or property damage caused by that 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 of 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.

12. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in any storage areas. Any damage to the Common Elements or common personal property caused by the children of an Owner or their guests or the guests of a Unit Owner shall be repaired at the expense of that Owner.

13. The Management Agent, or if there is no Management Agent, then the Board of Directors, shall retain a passkey to each Unit. If an Owner shall alter any lock or install a new lock on any door leading into the Unit, the Owner shall provide a key for the Management Agent's or the Board of Director's use.

14. ~~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 sheets, blankets, aluminum foil or similar materials.

15. It is prohibited to hang garments, rugs, or any other items from the windows, balconies or any of the facades of the Building. 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 Common Elements.

16. Declarant may place signs in or around the common walks and drives and use the Common Elements for sales purposes until the last Unit in the entire Project is sold. Owners other than Declarant, however, 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.

17. No power equipment, work shops, or car maintenance of any nature whatsoever shall be permitted on the Project except with prior written approval of the Board. In deciding whether to grant approval, the Board shall consider the effects of noise, air pollution, dirt or grease, fire hazard, interference with radio or television reception, and similar objections.

18. The swimming pool and common areas in Greenfield Oaks Townhomes Phase I are for use by the owners in that project only and shall not be used by the Owners of Units in this Project or their guests or invitees. Likewise, the swimming pool area in the Project is for the use of the Owners and their guests and shall not be available for use by owners from Greenfield Oaks Townhomes Phase 1 or 2400 Berling Drive Townhomes. Owners will abide by the rules for the swimming pool, recreational facilities and public facilities as posted in such areas from time to time. Such rules and regulations will be deemed to be a part of these Rules and Regulations and will be enforceable in the same manner as provided for in the Declaration.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations by the Board of Directors.