

EXHIBIT "C"

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RULES AND REGULATIONS  
FOR PARK PLAZA CONDOMINIUMS OWNERS ASSOCIATION

1. Automobiles may be parked only in the areas provided for that purpose, and shall not be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the building by another vehicle. Boats, snowmobiles, trailers, recreational vehicles, semi trailer trucks, or motor homes may only be parked or stored in garages.
2. Open parking spaces within the regime are limited for the use and benefit of Unit owners, their tenants, guest and invitees. None of the open parking spaces within the regime are reserved for the use of a particular Unit. However, the Association may promulgate and enforce rules and regulations regarding parking within the regime including but not limited to the reservation of designated open parking spaces to the exclusive use of particular Units. Vehicles parked on open parking spaces must be moved at least once every 24 hours. The open parking spaces are for guest use only and Unit Owners shall not park their vehicles on such spaces.
3. No Unit Owner shall be permitted to erect a radio or TV antenna or any other fixture, item, wiring or appurtenance to the exterior or roof of any building. A Unit Owner may attach a TV satellite dish no larger than 18" in diameter to the Unit but the location on the Unit where the dish is to be attached must be approved in writing by the Board of Directors of the Association prior to installation.
4. Exterior name plates will be installed in a manner uniform and consistent with that of the other Units and approved by the Association.
5. Unit Owners are reminded that alteration and repair of the buildings is the responsibility of the Association, except for the interior of the Units. No work of any kind is to be done upon the exterior building walls or upon the interior boundary walls without first obtaining the approval of the Association.
6. No Unit Owner shall make or permit any disturbing noises in the buildings, or do or permit anything to be done therein which will interfere with the rights, comforts, or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph, CD player or radio or television or other loudspeaker in such Owners' Unit between the hours of 10:00 P.M. and the following 6:00 A.M., if the same shall disturb or annoy other occupants of the buildings.
7. Each Unit Owner shall keep his or her Unit in a good state of presentation 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. Each Unit Owner will keep the areas immediately in front of and in back of his or her Unit free and clear of all trash, papers and debris.

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8. Unit Owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their respective Units.
9. Unit Owners are allowed to keep a dog or a cat in their Unit without approval of the Board of Directors of the Association. No other animals, reptiles or household pets of any kind shall be kept in any Unit without prior written approval from the Board of Directors of the Association. No animal may be kept within the condominium regime if it is kept, raised, bred or maintained for any commercial purpose. Any animal which in the opinion of the Board of Directors of the Association is causing or creating a nuisance shall be permanently removed from the property upon three (3) days written notice from the Board of Directors of the Association. No Unit shall house more than one (1) pet, except as approved by the Board of Directors. Any person within the project keeping a pet shall immediately clean and remove any messes created or caused by said pet. Further, no unleashed pets whatsoever shall be allowed upon the Limited or General Common Elements.
10. 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 of the Association.
11. These Rules and Regulations may be amended, modified or altered only as provided in the Bylaws of Park Plaza Condominiums Owners Association.

These Rules and Regulations have been approved by the Board of Directors of Park Plaza Condominiums Owners Association on the 28th day of February, 2005.

PARK PLAZA CONDOMINIUMS OWNERS ASSOCIATION

By:   
President

By:   
Secretary