

HOUSE RULES AND REGULATIONS

The following House Rules and Regulations for Rosslyn Heights North Condominium have been adopted by the Rosslyn Heights North Association Board of Directors in accordance with Article XI, Section 3(m) of the Association Bylaws. Under the Association Bylaws, these rules and regulations are applicable to all residents of the Condominium, whether unit owners or lessees.

INTRODUCTION

In a condominium community with many residents living in close proximity of each other, rules are needed for the protection and benefit of the residents. The Rules and Regulations established by the Board of Directors are not intended to unduly hamper or restrict the residents or to prevent their enjoyment of the common areas of Rosslyn Heights North. Rather, the rules are established to increase everyone's use and enjoyment of the community.

GENERAL GUIDELINES

An individual owner is not required to obtain approval for minor changes to the electrical or plumbing systems serving only his/her unit (i.e., dimmer switches or track lighting). All work must, however, be in accordance with local codes and ordinances. If such a change necessitates the interruption of services affecting other units within the building, prior approval must be obtained and the work coordinated with the Management Agent.

Each unit owner is permitted to remodel, modify or alter the interior of his/her unit through such techniques as painting, wall papering, varnishing, etc.

As a general policy, it is required that each unit owner review proposed work with the Board of Directors to ensure that no other unit is affected. All work must be performed in, accordance with local codes and ordinances.

No interior partitions may be removed or altered without prior approval by the Board Directors, and obtaining all necessary county permits and inspections.

For Sale or Rental Signs - The Bylaws state the following with regard to signs: "No signs of any character shall erected, posted or displayed upon, in from, or about any unit or the common elements without the prior consent in writing of the Board of Directors. Under no circumstances will signs offering units for rent or sale be posted on the outside of the units or upon the common elements."

INDIVIDUAL UNITS

1. All residents (unit owners and renters) and their guests shall respect the rights of others to private and peaceful use of their unit. They shall not make or permit any unreasonable noise that disturbs others, or interferes with these rights, and shall keep stereos, televisions, etc. at low levels at all times. SHOULD ANYONE EXPECT TO HAVE A PARTY OR A LARGE GATHERING OF PEOPLE. NOTICE MUST BE POSTED ON THE BULLETIN BOARD IN THE LAUNDRY ROOMS SEVERAL DAYS IN ADVANCE AND REMOVED FOLLOWING THE EVENT. Your neighbors will appreciate your consideration.

2. No musical instruments are to be played before 9:00 a.m., and after 9:00 p.m. (i.e., pianos, etc.).

3. All noise producing activities (i.e., vacuuming, moving of furniture, hammering, using power tools, etc.) shall be limited to the hours between 9:00 a.m. and 9:00 p.m.

4. 80% of the floors shall be carpeted to reduce noise.

5. Care should be taken when shutting doors, walking in heavy shoes, etc. so as to avoid causing too much noise for the residents in other units.

6. Nothing shall be hung or shaken out of windows (i.e., laundry, clothing, rugs, mops, etc.).

7. When a unit is rented, the owner shall provide the Management Agent with their own forwarding address and telephone number, as well as the names and telephone numbers of renters. The owner shall be responsible for providing a copy of the House Rules and Regulations to the tenants in addition to keys and parking permits.

8. Residents are responsible for their own keys. THERE IS NO LOCK-OUT SYSTEM.

COMMON INTERIOR ELEMENTS

1. LAUNDRY ROOMS

Laundry rooms are to be kept clean at all times.

Any breakdown of the washing or drying machines must be reported immediately. A telephone number is located on the machines.

TRASH CANS IN LAUNDRY ROOMS ARE NOT MEANT FOR HOUSEHOLD TRASH.

The doors to the laundry rooms are to be left closed.

These doors are considered fire doors, and it is considered a violation of the Arlington County Fire Code to leave them propped open.

2. STORAGE ROOMS

No resident may store items in his/her storage bin which would create a nuisance or hazard or which would be in violation of applicable laws, codes, or regulations, or which would increase the insurance costs of the Association. Under no circumstances is a resident allowed to use more than one storage bin. No storage is permitted outside of the storage bin.

NOTE: FOR SAFETY AND HEALTH REASON, NO FIREARMS, EXPLOSIVES, AMMUNITION, OR FLAMMABLE MATERIALS MAY BE STORED IN STORAGE BINS.

Bicycles are to be stored in the bicycle racks only. A bike permits must be requested from Management and affixed to the bike prior to parking it in a bicycle rack.

Nothing else is to be stored in the common interior without prior approval of the Board of Directors due to Fire Regulations.

3. HALLWAYS

Hallways are to be kept clean at all times and at no time will trash be permitted in them.

No rugs or anything else causing unsightly appearance shall be hung over the railings.

Floor mats may be placed at the entrance to individual unit.

Congregating in entrances, on stairs, or on landings is not permitted.

Care and consideration should be exercised by all persons when walking up and down the stairs to avoid disturbing others.

Care and consideration should be exercised by not banging doors or creating any other noise that disturbs others.

Outdated notices are to be removed from the bulletin boards.

No soliciting is permitted in the Condominium. Solicitation notices may not be placed on any surface in the condominium, under doors, or placed in mailboxes.

Notices placed on bulletin boards shall be neatly and

attractively written and displayed.

COMMON EXTERIOR ELEMENTS

1. Parking

Parking of recreational vehicles, campers, boats, trailers and trucks in the parking area are not allowed. Repair and extraordinary maintenance of vehicles on the common elements is prohibited. Junk vehicles and those with outdated license plates are also prohibited and will be towed at the owner's expense.

Vehicles which do not display a resident parking permit will be towed at the owner's expense.

PARKING ENFORCEMENT POLICY

A. Parking shall be permitted consistent with the amended Parking Policy for Rosslyn Heights North Unit Owners' Association, Policy Resolution 03-02. Vehicles parked in violation of the RHN parking policy will be towed at the owner's expense.

2. PETS

In accordance with Arlington County Ordinances, dogs must be leashed and cleaned up after by the owner. Owners will be fully responsible for the upkeep and control of their pets and for ensuring that they do not disturb their neighbors or cause any property damage.

3. TRASH

No trash shall be placed outside individual units or in any of the common areas.

All trash should be placed inside the dumpster.

Large pieces of wood and trash too large to fit into the dumpster will not be picked up. Please call the Management Agent and arrange for a special pick-up.