***LINCOLN GARDENS CONDOMINIUM ASSOCIATION***

***RULES & REGULATIONS***

***1. Pets, of any kind, are strictly prohibited anywhere in the complex at any time.***

*2. Installation of washing machines and/or dryers within the individual units is prohibited.*

*3. All air conditioners must be installed in the sleeve provided. Window units are NOT permitted.*

*4.* ***Condominiums will be occupied by no more than two people****.*

***5. All common areas (i.e., sidewalks, front entranceways, basements, attics, lawn areas, shrub beds, etc.) shall be free of all personal property. Any personal property found in the common areas will be removed and discarded by the management company.***

*6. Vehicles must park within the allotted parking spaces. All vehicles must be currently registered, inspected and insured. Commercial vehicles are not permitted to be parked in the parking area at Lincoln Gardens overnight.*

*7. No unlawful, obnoxious or offensive activity shall be carried on in any unit or elsewhere on the property. No activity shall be carried on that constitutes a nuisance, creates unreasonable noise or disturbance to others.*

*8. No resident shall display, hang, store or use any clothing , sheets, blankets, laundry or other articles inside the unit which may be visible from outside the unit. No resident shall display, hang or use any sign inside his/her unit which may be visible from outside his/her unit.*

*9. All trash & recyclables shall be disposed of properly in appropriate dumpsters located on the premises.*

*10. No structural modifications or alterations are permitted within the unit without the written consent of the Association.*

*11. The Association shall be reimbursed by owner/tenant for any expense incurred in repairing or replacing any part(s) of the common elements damaged by his/her negligence.*

*12.* ***Owners must notify the management company immediately when they list their condominium for sale. Failure to do so will result in delays in processing of forms necessary for closing.***

*13.* ***If unit is rented, management company must receive a copy of signed lease with condominium association addendum attached.***

***14. Installation of satellite dishes, video or audio antennas of any kind on the exterior of the buildings is prohibited.***