

Cross Keys Condominium No. 1
Rules and Regulations

These Rules and Regulations are adopted by the Cross Keys Condominium No. 1 Board of Directors (the "Board") pursuant to Art. V, Sec. 7 (e) of the By-Laws of Cross Keys Condominium No. 1, recorded in the Land Records of Baltimore City in Liber 2852, folio 54 ("By-Laws"), as amended from time to time.

The following Rules and Regulations are applicable to Cross Keys Condominium No. 1 (the "Association") Owners, tenants and occupants of Units as well as their families, guests, contractors, invitees and employees on the property.

Hereinafter "Resident" shall refer collectively to the Unit Owner, tenant or occupant who resides in a Unit.

Hereinafter "Tenant" shall refer to any third-party residing in the Unit pursuant to a lease agreement with the owner of the Unit.

The goal of promulgating these Rules and Regulations is to ensure all Residents the peaceful enjoyment of their homes while maintaining the integrity of our community and our property values.

Changes in Ownership or Occupancy: Unit Owners shall notify the Management Office in advance of any changes of ownership or occupancy of a Unit.

Leasing: Pursuant to the Association Bylaws, no Unit may be leased by any Owner for a lease term of less than six (6) months. No less than the entire Unit may be leased by its Owner, and the leasing of individual bedrooms is specifically prohibited. All leases shall be in writing and shall contain covenants obligating the Unit Owner's Tenant to observe all Rules of the Condominium, as promulgated from time-to-time, and all restrictions and conditions imposed by the Master Deed and By-Laws, and any amendments thereto. The Unit Owner shall provide a copy of the Rules to the Tenant and shall obtain a written acknowledgement from the Tenant that he/she/they received them and agree to comply with their provisions. The Unit Owner shall provide a copy of the written lease and the Tenant acknowledgement to the Board. If the Unit Owner fails to comply with the provisions of this subparagraph, such failure shall be a violation of the By-Laws and enforceable by the Association against the violating Unit Owner. Units shall only be leased for residential purposes. Units shall not be used for short-term rentals i.e. AirBnB, VRBO.

Parking: All Residents shall be required to register their vehicles and obtain parking stickers from the Management Office. Each Unit is entitled to two parking stickers. Each Unit has one reserved parking space. Each Unit may park no more than two cars in the Association parking area. Commercial vehicles are prohibited from parking in courts overnight, weekends and holidays. Overnight parking of storage pods is also prohibited. Residents shall park in their assigned space. Guests shall park in non-reserved parking spaces. If guests are parked for more than one night, it is the Resident's responsibility to leave a note in the windshield of the visitor's vehicle indicating the Unit that is being visited. Management must approve Guest parking in excess of 14 calendar days.

Work on Units: Workmen and contractors doing work on Units are not permitted to work before 8:00 a.m. or after 7:00 p.m. weekdays or before 9:00 a.m. or after 6:00 p.m. on weekends except in the case of an emergency and upon reasonable need shown.

Peaceful enjoyment: All Residents shall observe quiet hours from 11:00 p.m. to 8:00 a.m. on weekdays and from midnight to 9:00 a.m. on weekends. At all times, radios, televisions, audio equipment, exercise equipment, musical instruments and appliances shall not be used in such a manner as to unreasonably disturb other Residents.

Alterations: No external additions, alterations or improvements may be made to any Unit or Limited Common Area without prior written approval of the Board of Directors. This includes windows, doors, exterior painting, roofs or any other structural or cosmetic change. Residents are required to submit an Architectural Change Request and have approval by the Board of Directors prior to making any changes. Anyone making changes without written approval by the Board of Directors will be entirely responsible for returning those changes to the original design.

Common Areas: Residents may not put anything in the General Common Areas without Board approval.

Animals: Animals kept in Units shall not be a source of annoyance or nuisance to the neighborhood. Owners of animals determined to be an annoyance or nuisance by the Board of Directors may be banned particularly if public safety is at issue. Dogs shall be leashed when outside the Unit. All pet feces shall be bagged and disposed of properly.

Trash and Recycling: Trash shall be placed in the enclosures provided for each Unit. Recycling shall be placed on the curb near the Resident's Unit no earlier than 5PM the evening before the designated pick-up day. Recycling containers shall be removed within a reasonable time after it is collected.

Satellite Dishes: Installation of a satellite dish on Unit property is subject to specific installation requirements. The Board of Directors must approve all installations pursuant to an Architectural Change Request. Before vacating the Unit, the Resident shall remove the dish. Any damage resulting from installation or removal shall be at the Owner's expense.

Solar Panels: Installation of solar panels on the Residents Unit is subject to specific installation requirements. The Board of Directors must approve all installation pursuant to an Architectural Change Order. Removal of solar panels will also be subject to the architectural committees guidelines.

Seasonal Decorations: Seasonal decorations may be installed on exterior Unit doors, patios, walls, fences and windows to include limited common areas without Board approval for a maximum of 30 days before and 15 days after a holiday. Any damage resulting from such installation shall be remedied at the Resident's expense. Trees outside of your enclosures "common areas" may not be decorated.

Patios: Front and rear patios must be maintained in a neat and clean manner. All weeds shall be removed. This includes keeping the trash enclosures clean. Clothing, bedding, rugs or other items may not be hung on the patios.

Fences: The outside of front fences, side fences (front and rear), and front gates are owned and maintained by the Association. With the exception of the decks, fences, gates and back steps of Building H, rear fences and rear gates are the Owner's responsibility. Rear fences are permissible between the two side fences in a line equal to the length of the longest side wall. Ivy and other climbing plants are not permitted to grow or adhere to fences or gates.

Landscaping: Gardens or landscaping within the front enclosed limited common area is permissible. Gardens and landscaping in the rear yard is permissible between the two side fences and the depth of the exterior surface of the rear wall to a line equal to the length of the longest sidewall. Any other

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Planting, installing or placing of any trees, shrubs or hardscaping in common areas is prohibited without Board approval. Plantings in the common area are at "the owners risk." The landscaping company employed by Condo 1 is not responsible for their maintenance or care.

EXTERIOR LIGHTING: Owner shall obtain Board approval for the installation of an electric lamppost, front house lighting or any outside lighting.

Firewood: Firewood may be stored on decks or patios but shall not be stored against the side of the building or in contact with any wood.

Grills/Outdoor Cooking: Charcoal, gas, wood-burning and electric grills shall not be stored or used inside a Unit or on a wooden patio or deck. Fire pits and propane heaters are prohibited.

Chimneys and Dryer Vents: Chimneys and dryer vents must be maintained regularly at least once every other year.

Hot Tubs: Hot tubs are NOT permitted on front or back patios.

Violations: The Board of Directors is authorized to take action for violations of the By-Laws, Master Deed or Rules and Regulations pursuant to the Maryland Condominium Act and the Association Documents.

Residents in violation will receive written notice from the Management Office identifying the violation and a time frame within which to rectify the violation. Failure to rectify the violation within the designated time period may result in a sanction.

After notice and a hearing, the Board may impose a fine per violation. All fines shall be collectible as any other assessment including a lien against the unit. The Board may institute legal proceedings to compel compliance or obtain damages for violations. Owners shall be liable for all legal fees and costs incurred by the Association in the enforcement of the Declaration, By-laws, and Rules and Regulations. The Board may also apply any other sanction permitted under federal, state, local or common law.

Cross Keys Board of Directors

5/20/23