

PARK PLACE ON MAIN RESIDENTIAL OWNERS ASSOCIATION
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RULES FOR USE OF LIMITED COMMON AREAS &
GENERAL COMMON AREAS

1. No smoking in Wine Tasting Room, Wine Cellar, or Powder Room.
2. Owners shall exercise extreme care to avoid unnecessary noise or the use of musical instruments, radios, television or amplifiers, which may disturb others.
3. No skateboarding, in-line skating, or roller-skating allowed in Limited Common Areas or General Common Areas of Park Place on Main.
4. To schedule use of Wine Tasting Room and/or Loggia and Courtyard for functions, Residential Owners must sign the calendar in the top left-hand drawer of the bar and indicate which areas will be utilized for a specific event.
5. All refuse and trash created by a Residential Owner and/or guests attending a scheduled function must be disposed of properly in a garbage bin and must not remain in public view. Trash compactors should be left clean and empty.
6. The Residential Owner using the grill in the Courtyard must clean the grill after each use. Cleaning tools can be found in the cabinet under the grill. After cleaning, the grill must be covered when cool.
7. Limited Common Areas and General Common areas cannot be used for any unlawful purpose, including but not limited to underage drinking.
8. Any door hardware facing into the Limited Common Areas or General Common Areas that is replaced for any purpose must be oil-rubbed bronze to complement the existing door hardware. If an Owner uses a finish other than oil-rubbed bronze in the aforementioned areas, the hardware must be replaced at the Owner's expense.
9. Nothing shall be altered or constructed in or removed from the Limited Common Areas and General Common Areas without the written consent of the Board of Directors of PPMROA and PPMOA.
10. No activity shall be done or maintained in any unit or any portion of the common area that will increase the rate of insurance on any such unit or the common area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Directors.
11. Nothing shall be done to the common areas that might impair the structural integrity of Park Place on Main, which would structurally change a building or improvements thereon; nor shall anything be done to deface the common areas.
12. These rules are not meant to replace the By-Laws, but to be used in concert with and to enhance the same.

President-Board of Directors

Secretary/Treasurer-Board of Directors