

EXHIBIT "B"

RULES AND REGULATIONS FOR

BRIM CONDOMIMS

1. Any sidewalks, driveways, entrances, halls and passageways which are General Common Elements or Limited Common Elements shall not be obstructed or used by any Owner for any other purpose than ingress to and egress from the Units.

2. No article shall be placed on or in any of the General Common Elements except for those articles of personal property which are *the* common property of all of the Unit Owners.

3. Owners, members of their families, their guests, residents, invitees, tenants or lessees shall not use sidewalks, driveways, entrances, halls and passageways as a play area(s).

4. No vehicle belonging to or under the control of any Owner or a member of the family or a guest, invitee, tenant, lessee, or employee of a Unit Owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the Project. Vehicles shall be parked within designated parking areas only.

5. No decoration or article shall be placed upon and no work of any kind shall be done upon the exterior building walls or upon the General Common Elements by any Owner. Such decoration and work is the responsibility of the Association. No changes can be made in the Limited Common Elements except with prior written approval of the Board of Directors.

6. No Owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae or machines be installed on the exterior of the Project or be installed in such a manner that they protrude through the walls or the roof of any Building or are otherwise visible from the ground, except as may be expressly authorized in writing by the Association.

7. Use of any facilities of the Project will be made in such manner as to respect the rights and privileges of other Owners.

8. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb Owners, or occupants of other Units.

9. All trash must be placed in sealed bags or sealed containers prior to being put in an approved disposal area.

10. Animals are restricted to domestic pets only and must be kept in such a manner so as not to disturb the other Owners, and shall not be kept bred or maintained for any commercial purposes. If an animal becomes obnoxious to other Owners, the Owner or person having control of the animal shall be given a written notice by the Board of Directors to correct the problem, or if not corrected, the Owner, upon written notice, shall be required to remove the animal. The written notices provided for herein shall be issued by the Managing Agent, or, if there is no Managing Agent, then the Board of Directors. No animals are allowed on or about the swimming pool premises or tennis courts. No domestic animal is permitted outside of a Unit unless on a leash and accompanied by a member of the Association or his agent. The Owner of any animal shall and does hereby indemnify all other Owners, the Association and the Board and agrees to hold each of them harmless from and against any and all cost, expense or liability of any kind or character whatsoever arising from or growing out of his having such animal within the Project. Any inconvenience, damage or injury caused by such animal shall be the sole and exclusive responsibility of the Owner to whom such animal belongs.

11. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in the storage areas. Any damage to the General Common Elements or common personal property caused by the children of an Owner or their guests or the guests of a Unit Owner shall be repaired at the expense of that Owner.

12. The Managing Agent, or if there is no Managing Agent, then the Board of Directors, shall retain a passkey to each Unit. If an Owner shall alter any lock or install a new lock on any door leading into the Unit, the Owner shall provide a key for the Managing Agent's or the Board of Directors' use.

13. All draperies or drapery linings or shutters or blinds visible from the exterior of any Unit shall be of a neutral, white or off-white color. No window shall be covered with aluminum foil or similar material.

14. It is prohibited to hang garments, rugs, or any other items from the windows, patios, balconies or any of the facades of the Buildings. No exterior clotheslines shall be erected, and there shall be no outside laundering or drying of any garments.

15. No Owner shall modify or alter in any way the structure or appearance of any patio or balcony area. All patios and balconies shall be kept in clean and neat condition, free of debris and refuse. Patios and balconies shall not be used for storage purposes nor shall any Owner fence in, wire in or in any other way enclose any such area. If an Owner allows the patio or balcony appurtenant to his Unit to become cluttered or unsightly

in any manner, he shall be given notice of such fact by the Board of Directors or Managing Agent, and shall be required to correct such condition within five (5) days of the date of notice and if he fails to do so, then the Board of Directors or Managing Agent may correct such discrepancy (including the removal of any unsightly items) and/or repair or refurbish the patio or balcony at the Owner's expense.

16. No glass bottles, or glasses or similar items made of glass shall be permitted in the pool area. Alcoholic beverages shall be allowed only in the pool area and shall not be allowed in any other part of the General Common Elements.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further rules and regulations.

EXHIBIT "A"

MAINTENANCE RESPONSIBILITY CHART FOR
BRITTY CONDOMINIUMS

	<u>ITEMS</u>	<u>ASSOCIATION RESPONSIBILITY</u>	<u>UNIT OWNER RESPONSIBILITY</u>
1.	Grounds, including all landscaped and paved areas and improvements there-on lying outside the main walls of the Building.	All except as noted	Cleaning and routine maintenance of patios, balconies, and Limited Common Elements appurtenant to the Unit; placement or maintenance of plantings and improvements on the patios and balconies
2.	Building exterior, roof, vertical wall, foundations.	All aspects	None.
3.	Unit doors (front and rear).	Painting and repair of exterior of door and portions of door frame which are not exposed to interior of Unit.	Unit side of door, all hardware, weatherstripping, and doorsill.
4.	Windows.	Exterior paintings, caulking and glazing only.	Routine cleaning, interior caulking and sealing, repair of windows and window mechanisms and replacement of broken panes.
5.	Plumbing and sewer lines.	Repairs to portions of plumbing and sewer lines outside of the boundaries of a Unit (including plumbing and sewers serving only one Unit) except when caused by the occupants of a Unit. Damage to a Unit occasioned by causes initially occurring outside of the Unit. (but not consequential damages such as to furniture, clothing or personal items)	All portions within a Unit serving only that Unit including fixtures and appliances attached thereto. Damage to a Unit originating from causes initially occurring within the Unit that are the responsibility of the Unit Owner.

6.	Electrical and related systems	All except electrical and related systems servicing only one Unit or included within the interior of the Unit, except as otherwise noted. Damages to a Unit occasioned from sources outside of the Unit originating from electrical systems and components, the maintenance responsibility of which is the Associations (but not consequential damages such as to furniture, clothing or other personal items.	All portions within a Unit serving only that Unit including fixtures and appliances attached thereto and the portions of the electrical and related systems included within the Unit. Damage to a Unit occasions by causes initiating within the Unit from electrical and related systems, the maintenance of which is the responsibility of the Unit Owner.
7.	Heating and Cooling systems	All except heating and cooling systems serving only one Unit or included within the interior of the Unit, except as otherwise noted. Damages to a Unit occasioned from sources outside of the Unit originating from heating and cooling systems, the maintenance responsibility of which is the Associations (but not consequential damages such as to furniture clothing, or other personal items.).	All portions within a Unit servicing only that Unit, including the portions of the heating and cooling systems including within the Unit. Damage to a Unit occasioned by causes initially within the Unit from heating and cooling systems, the maintenance of which is the responsibility of the Unit Owner.
8.	Attics.	All aspects.	None
9.	Storage.	All, except individual storage spaces which are Limited Common Elements, if any.	Routine cleaning of individual storage spaces
10.	Swimming pools, clubroom, and surrounding General Common Elements	All aspects	None
11.	Designated parking spaces	All aspects.	None.

Notes: THE ITEMS ON THIS CHART ARE INTENDED TO REPRESENT EXAMPLES ONLY AND ARE NOT INTENDED TO BE ALL INCLUSIVE. FOR INFORMATION CONCERNING OTHER ITEMS NOT INCLUDED HEREON OR FOR

FURTHER ELABORATION WITH REGARD TO THE ITEMS INCLUDED HEREON,
REFERENCE IS MADE TO THE DECLARATIO AND BYLAWS OF THE ASSOCIATION
WHICH ARE IN ALL THINGS CONTROLLING.