

- J. Proxies Any Unit owner may authorize another person or persons to act in his or her behalf by proxy, provided that such proxy must be in writing and executed by the Unit owner giving it. Such proxy shall be revocable at any time by written notice to the Secretary of the Condominium.
- K. Action without Meeting Any action required or permitted to be taken at any meeting of the Unit owners may be taken without a meeting by the unanimous written consent of the Unit owners.

#### ARTICLE V


#### INDENIFICATION

To the full extent authorized by law, the Unit owners shall indemnify and hold harmless any person made a party in any civil or criminal action or proceeding by reason of the fact that he, she, their testate, or intestate representative is a Manager on the Board of Managers and/or an officer of the Condominium.

#### ARTICLE VI

#### RULES AND REGULATIONS

- A. Rules and Regulations The following rules and regulations shall govern the use of the Units and the Common Elements as well as the conduct of the Unit owners and residents of the Condominium:
1. The sidewalks, entrances and driveways must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the premises.
  2. No awnings or other projections shall be attached to the outside walls of the buildings without the prior written consent of the Board of Managers.
  3. No baby carriages, velocipedes, mopeds, or bicycles shall be allowed to stand on the sidewalks, entrances, or driveways of the Condominium, but shall be kept within the respective Units, garage and/or the parking lot.

4. No Unit owner shall allow anything whatever to fall from the windows or doors of the premises, nor sweep or throw any dirt or other substance from his or her Unit onto any of the Common Elements.
5. No Unit owner shall play, or permit to be played, within his or her Unit or any of the Common Elements of the Condominium any musical instrument, tape recorder, phonograph, hi-fi, stereo, fm set, radio, or other type of equipment for producing sound between the hours of eleven o'clock, p.m., and eight o'clock, a.m., if the sound level thereof is objectionably high and disturbing to another owner or owners.
6. No radio or television antenna or any other antenna shall be installed without the written permission of the Board of Managers. Any antenna installed on the roof or exterior walls of the building without the consent of the Board of Managers, in writing, may be removed by the Board without notice to the owner.
7. No garbage, trash, or cuttings shall be placed, stored or collected in any area other than that designated for such purpose.
8. No boats, trailers, unlicensed cars, snowmobiles or other seasonal vehicles shall be left or stored in the garage, parking lot or on any other part of the Condominium property without prior written consent of the Board of Managers.
9. All window treatments must show white or beige from the outside.
-  10. Except for one (1) dog and one (1) cat belonging to an Owner or tenant of a Unit, fish, or birds kept in a cage, no animals, birds or insects shall be kept or maintained in any unit or other portion of the Property except with the consent of the Board of Managers which may, from time to time, (i) impose reasonable rules and regulations setting for the the type and number of animals, birds and insects and (ii) prohibit certain types of animals, birds or insects entirely. In any event, pets may be allowed outdoors only when a responsible person and leashed. The Board of Management shall have the right to require any Owner, any tenant of any Owner, or any family member or guest of any Owner or tenant to dispose of any animal, bird or insect, if, in the

opinion of the Board of Management, acting in its sole discretion, such animal, bird or insect is creating a nuisance because, e.g., the Owner does not clean up after the animal, the animal is too noisy or the animal is not properly controlled.

ARTICLE VII

AMENDMENTS TO BY-LAWS

Amendments to these By-Laws may be adopted by the Unit owners only and then only in the following manner.

- A. The subject matter of a proposed amendment shall be included in the notice of the meeting of the Unit owners at which a proposed amendment is to be considered.
- B. A resolution to adopt a proposed amendment must receive the affirmative vote of at least twenty (20) Unit owners.
- C. In lieu of a meeting to adopt a proposed amendment may be adopted by the unanimous written consent of the Unit owners.
- D. The amendment shall become effective when included in an amendment to the Declaration and then only.