

RULES

&

REGULATIONS

THE MADISON HOUSE CONDOMINIUMS

RULES AND REGULATIONS

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HOUSE RULES

INTRODUCTION

The following rules, regulations, and community policies have been prepared, approved and implemented to insure the comfort and security of all residents, their guests and to preserve the physical quality of the building.

All residents are expected to adhere to all policies in force for the community whether contained within the Declaration and Association By-Laws, or within the house rules unless specific exemption or exception is obtained, or issued, from the Board of Managers in writing. Repeated violations of any rule or regulation will result in appropriate action being taken by the Board of Managers.

DISCLAIMER

The Madison House Condominium Association, the Board of Managers, its Managing Agent, and building personnel assume no responsibility for any personal loss or injury.

SECURITY AND DOORMEN

Resident, management and building personnel, all are responsible for security. Residents should know the duties of the doormen and security guards and should follow all safety precautions themselves.

1. The doorman's station shall remain attended at all times.
2. The entry of any non-resident must be approved by a resident via the intercom.
3. Any delivery person shall sign his name, purpose, arrival and departure times in a log maintained by the doorman.
4. Parking in the circle shall be limited to 15 minutes or less.
5. The doorman and/or security guard should be notified immediately of any suspicious persons or activities.
6. When residents plan to be away for some period of time, the management office should be informed.
7. All building doors must be closed firmly at all times; this includes the north service door, the garage pedestrian door between the garage and the common area.
8. Residents giving large parties should furnish the doorman with a guest list.

UNIT REMODELING

1. All plans for remodeling must be submitted in advance to management for approval by the Board of Managers; this includes any changes to plumbing or electrical systems.
2. The installation of any appliances must be approved in advance by the Board of Managers; all such systems must be professionally installed.
3. Installation of portable or permanent washers and/or dryers is specifically prohibited.
4. Approved remodeling/construction work is permitted between the hours of 8:00 a.m. and 4:00 p.m. weekdays. The management office must be notified of proposed construction dates.
5. Owners shall obtain from contractors a Certificate of Insurance to be submitted to the management office with an Architectural Control Request Form pending Board approval prior to any and all remodeling.

6. Installation of wood or tile floorings must include a separate underlayment of sound absorbent material approved by the Board of Managers.
7. Removal of construction debris, carpeting or flooring from the building premises is the responsibility of the owner. Owners will be charged for any extra cleaning of the common areas and for any additional scavenger expenses necessitated by such remodeling clean up.
8. Dead bolt locks may be installed. Dead bolt locks must be keyed to management master key system so that access can be obtained in the event of an emergency. (Access will be limited to the manager, maintenance foreman and the chief of security).

PERSONAL PROPERTY

Residents are responsible for their own personal property both in their respective units and in any common area. Residents are advised to insure their own personal property.

PETS

No animals shall be raised, bred or kept in any unit except for small birds and tropical fish owned as household pets by a unit owner, provided that the said pet is not kept for any commercial purpose, and provided that the said pet shall be kept in strict accordance with the administrative rules and regulations relating to household pets from time to time adopted or approved by the Board, and provided that said pet shall not in the judgment of the Board constitute a nuisance to others.

LOBBY

1. Pets are not permitted.
2. Drinking and eating are prohibited.
3. Personal property may not be transported through the lobby. They must be taken through the service entrance or garage pedestrian door.
4. No signs are permitted.

ELEVATORS

1. City ordinance prohibits smoking.
2. Posters, notices, ads and signs are not permitted.
3. Deliveries are to be made via the service elevator.
4. Personal property must be transported in the service elevator.
5. For their safety, children unable to reach the emergency button should not ride the elevators unescorted.

HALLWAYS

1. City of Cincinnati Fire Department regulations prohibit placement of furniture, art objects, bicycles, carts, doormats, goulashes and other personal property in hallways or stairwells.
2. Public corridors and stairwells shall not be blocked.
3. No decorative articles or other fixtures are permitted on doors or corridor walls without written approval by the Board of Managers.
4. Hallways are not to be used as play areas.

LAUNDRY ROOM

Hours: twenty-four (24) hours a day.

1. Washers and dryers should be emptied and all residue removed as soon as the cycle is completed.
2. Malfunction of machines should be reported immediately to the management office.
3. Posters, signs, or other materials are not permitted except on the bulletin board provided for such items.

WASTE DISPOSAL

All garbage must be wrapped or placed in bags prior to placing in the garbage chute. Items which present fire hazards or would inter-

5. The rental agreement, containing the inspection report and all of the house rules governing the use of the hospitality/party room must be signed by each user prior to receipt of the key.
6. Use of the hospitality/party room is limited to 90 people.
7. Functions held in the hospitality/party room may not be advertised to the general public without written approval by the Board of Managers.
8. Deliveries to and from the hospitality/party room must be made via the service elevator.
9. Decorations may not be affixed to the walls or ceilings.
10. The use of live music must be approved in advance by the Board of Managers.
11. The resident reserving the hospitality/party room must be present during its use and is responsible for the actions of the guests.
12. The hospitality/party room must be cleaned and restored to its original condition by 4:30 p.m. after afternoon parties, and by 8:00 a.m. after evening parties. If this is not done, the room will be restored automatically by the building personnel at the full expense of the resident.
13. Residents will be responsible for all repair, replacement or floor finish made necessary by his use of the hospitality/party room.

POOL USE

1. Pool membership is limited to Madison House residents and their families if living in the same unit.
2. To obtain additional passes, residents must register at the management office.
3. Each member, or guest accompanying a resident, must show a guest pass to the lifeguard.
4. Membership privileges will be revoked from anyone who consistently violates the pool rules.
5. Guest passes are available at the management office during normal business hours, Monday through Saturday.

THE MADISON HOUSE CONDOMINIUM

WAIVER OF OPTION TO PURCHASE

The undersigned ("Tenant"), a tenant in The Madison House Condominium ("The Madison House"), acknowledges the option to purchase an interest in The Madison House ("Option") granted to Tenant by Auto-Vehicle Parts Co. ("Developer") pursuant to the provisions of Section 5311.25(G) of the Ohio Revised Code and described in the Developer's Notice to Tenant dated March 1, 1980.

In consideration of Developer's return to Tenant of the security deposit made by Tenant under the provisions of the lease agreement between Developer and Tenant, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Tenant hereby waives, releases, revokes, disclaims and relinquishes so much of his right and interest in the Option only to the extent that such Option applies to and would permit the purchase of the condominium unit presently occupied by Tenant ("Unit"). As to Tenant's right to purchase an interest in The Madison House, other than the said Unit, the Option shall remain in full force and effect for the remainder of the original 90-day option period.

This Waiver is intended to and shall, upon execution hereof, terminate Tenant's Option to purchase the Unit. Developer shall have the right to sell said Unit to any party, subject only to Tenant's right of possession. In the event Tenant should, subsequent to the execution of this Waiver, offer to purchase said Unit, the Developer shall have the right to evaluate such offer and to accept or reject such offer without consideration of or to Tenant's Option waived hereby.

Dated: _____

Signed in the presence of:

