

EXHIBIT E

FOREST POND CONDOMINIUMS RULES AND REGULATIONS

I. Applicability of Rules and Regulations

- A. These Rules and Regulations are applicable and binding upon all owners of any condominium unit in the Forest Pond Condominium.
- B. These Rules and Regulations are also binding on the family, tenant, servants, employees, agents, visitors, invitees or licensees of all Unit owners.
- C. The Unit Owners association of the Forest Pond Condominium may alter, amend, modify, repeal or revoke these Rules and Regulations at any time.
- D. As used in these Rules and Regulations, the term "Common Elements" means the common elements and areas of the Forest Pond Condominiums. The term "Executive Board" shall mean the executive board of the association.

II. Use of Common Elements

- A. No obstructions or decorations of any kind shall be placed in or upon the Common Elements and, except as expressly provided in these Rules and Regulations; nothing shall be stored on the Common Elements without the prior consent of the Executive Board.
- B. No one other than the Declarant and the Executive Board shall place any sign, plaque or other communication of any description on the exterior of any Unit or in the Common Elements or in the windows without prior written approval of the Executive Board. "For Sale", "For Rent" or similar signs placed by Unit Owners are strictly forbidden.
- C. Only Licensed drivers may operate a motor vehicle within the Condominium.
- D. Bicycles and mopeds shall only be parked, left or stored in the Unit or in an area, if any specifically designated for bicycles and mopeds by the Executive Board.
- E. Entry doors to Units must be kept closed at all times except when entering or leaving.
- F. No Unit Owner shall do anything in the Unit or on the Common Elements that may impair the appearance or the structural integrity of a Common Element except with the prior written consent of the Executive Board.
- G. All personal property placed in any portion of the Common Elements, including, without limitation, any storage areas, shall be at the sole risk of the Unit Owner and the Association shall in no event be liable for the loss, destruction, theft or damage to such property.

III. Parking

- A. Vehicles shall only be parked in designated areas.
- B. The Association assumes no responsibility for loss of or damage to cars or other vehicles parked on the property.
- C. No buses, trucks, trailers, boats or recreational vehicles shall be parked on the property without Executive Board approval.
- D. No vehicle shall be parked within the Forest Pond Condominium with a conspicuous "For Sale" or similar sign attached.
- E. All Unit Owners shall observe and abide by all parking and traffic regulations as posted by the Executive Board or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the Unit Owner's sole risk and expense.

IV. Use of Units

- A. The maximum number of occupants of any unit shall not exceed two occupants per each designated bedroom in such unit.
- B. Each Unit Owner shall keep his Unit in a good state of repair, preservation and cleanliness.
- C. No Unit Owner may hang or display any items (including laundry, rugs, signs, awnings, canopies, shutters, radio or television antennas and satellite dishes) on the exterior of a Unit or any Common Element.
- D. No Unit Owner shall make or permit any noises or odors which disturb another resident of the condominium, or do or permit anything to be done therein or outside which interferes with the rights, comforts or convenience of other residents.
- E. No Unit Owner shall play or suffer to be played any musical instrument or permit to be operated any radio, television or other audio device if the same shall disturb or annoy another resident.
- F. The walkways and entrances of the Buildings shall not be obstructed or used for any purpose other than ingress and egress from the Units.
- G. Any Water apparatus shall be used only for the purpose for which it was intended. Any damage resulting from misuse shall be paid for by the Unit Owner in whose Unit it shall have been caused.
- H. In order to facilitate snow plowing, it is the Unit Owner's responsibility to be readily available to move vehicles when called upon to do so. This responsibility exists whether the Unit Owner is at home or away. Vehicles not promptly moved may be towed at the Unit Owner's expense.
- I. No landscaping, felling of trees or other growth is permitted on the property except as done by the Association for maintenance purposes.
- J. Unit Owners shall be held responsible for the actions of their children and their guests and tenants.
- K. Unit Owners shall replace or repair all broken windows of their Unit within 24 hours of being notified that said window needs repair or replacement.

- L. Unit Owners shall be permitted to have one of the following pets: cat, small birds, fish or a dog, not to exceed 50 pounds in weight. Additionally, such pets must, when occupying common areas, be placed on a leash and any excrement attributable to a pet must be immediately disposed of by the Unit/Pet Owner.

V. Disposal of Garbage and Refuse

- A. All garbage and refuse from the Units shall only be deposited in receptacles intended for such purpose and only at such times and in such manner as the association may direct.
- B. Littering is to be avoided.

V. Requests and Complaints

- A. Requests for maintenance or repairs should be made promptly in writing to the Executive Board or any manager employed by the Executive Board.
- B. All complaints, requests and suggestions should be made in writing to the Executive Board.

VI. Moving

- A. Move-ins and move-outs are restricted to the hours between 9:00 a.m. and 9:00 p.m., unless otherwise specifically approved by the Executive Board.