

EXHIBIT "I"

RULES AND REGULATIONS

FOR

835 Julia

The following rules and regulations together with such additional rules and regulations as may hereafter be adopted by the Association, shall govern the use of the Property comprising the 835 Julia (the "Condominium") and the conduct of all occupants thereof.

(1) The use, maintenance and operation of the Common Elements shall not be obstructed, damaged or unreasonably interfered with by any unit owner, nor shall anything be placed or stored in or upon the Common Elements without the prior consent of the Board. Each unit owner shall be obligated to maintain and keep in good order and repair his own unit.

(2) Nothing shall be done or kept in any unit or in the Common Elements which will increase the rate of insurance on the Condominiums, or contents thereof, applicable for the intended uses thereof, without the prior written consent of the Board. No unit owner shall permit anything to be done or kept in his unit or in the Common Elements which will result in the cancellation of insurance on the Condominiums, or contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

(3) The sidewalks, entrances, passages, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.

(4) No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner or part of the Condominiums without the prior written consent of the Association.

(5) Except for the units being used for commercial purposes, as approved by the Association, no awnings or other projections shall be attached to the outside walls of the Condominiums, and no blinds, awnings, fences, walls, canopies or other covering, except shades, screens or inside curtains shall be attached to or hung in, or used in connection with any unit without the prior written consent of the Association.

(6) No personal property such as baby carriages, motor bikes or bicycles shall be allowed to stand in the Common Elements or limited common elements areas of the Condominiums or grounds.

(7) Children shall not play in the public halls, or stairways.

(8) Servants and domestic help of the owners may not gather or lounge in the public areas of the Condominiums or grounds.

(9) The Association may retain a pass key to the premises. The Association is authorized to enter into the unit of any unit owner when the unit owner is absent from his residence, in the case of emergency. No owner shall alter any lock or install a new lock or a knocker on any door of the premises without the written consent of the Association or the Association's agent. In case such consent is given, the owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to the demised premises.

(10) No servants or employees of the Association shall be sent out of the Condominiums by any unit owner at any time for any purpose.

(11) No owner shall allow anything whatever to fall from the windows or doors of the premises, nor shall sweep or throw from the premises any dirt or other substance into any of the corridors or halls, ventilators or elsewhere in the Condominiums or upon the grounds.

(12) No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows, or balconies, or placed upon the window sills. Neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from any of the windows or doors.

(13) Except for the normal business operations of the commercial units, no owner shall make or permit any disturbing noises in the Condominiums by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other residence owners. Except for the normal business operations of the commercial units no owner shall play upon, or suffer to be played upon, any musical instrument or operate or suffer to be operated a phonograph, television set or radio in the demised premises between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the manner of operation of same shall disturb or annoy occupants of the Condominiums. No owner shall conduct or permit to be conducted, vocal or instrumental practice, nor give nor permit to be given vocal or instrumental instruction at any time.

(14) Trash, garbage and other waste shall be kept only in sanitary containers and shall be disposed of in a clean and sanitary manner in strict accordance with the rules and regulations adopted or approved by the Board from time to time.

(15) No exterior radio or television aerial installation shall be made without the written consent of the Association. Any aerial erected on the roof or exterior walls of the Condominium without the consent of the Association, in writing, is liable to removal without notice.

(16) No animals shall be raised, bred or kept in any unit for any commercial purpose. Household pets of owners must 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.

(17) No owner shall overload the electrical wiring in the Condominiums, or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgment of the Board, an unreasonable disturbance to others, or connect any machines, appliances, accessories or equipment to the heating or plumbing system, without the prior written consent of the Board.

(18) These Rules may be added to, or repealed at any time by the Association in the manner set forth in the By-Laws.