

ADMINISTRATIVE RULES AND REGULATIONS, FINES

Residents and owners of Bay Square Condominium Trust are governed by the rules and regulations contained in the documents of the Trust, namely the Master Deed, the Trust and By-laws, and individual Unit Deeds. As provided in these documents, the Trustees may from time to time adopt administrative rules that are consistent with the Master Deed and other documents of the Trust that govern the details of the operation and use of the common areas and individual units. Such rules are adopted for the comfort, convenience and safety of all members of the Trust and to maintain the value of the property of the Trust and that of individual members.

It is the responsibility of the Trustees to ensure that all members of the Association uphold the rules and regulations of Bay Square Condominium Trust. They primarily rely on the good citizenship and good will of all residents to abide by the rules of the Trust. In those cases where any unit owner (or whose tenants, guests, invitees, agents, employees, visitors and vendors) fail to comply, it is within the power of the Trustees to levy and collect fines for rules violations.

The following are some examples of fines:

1. Noise Issues
2. Nuisance Issues
3. Smoking Issues
4. Parking Violations
5. Pool Violations
6. Trash Violations
7. Common Area Damage

Fines are levied according to the following schedule:

1st offense	Warning
2nd offense	\$ 75.00
3rd and subsequent offenses	\$150.00 or higher*

Each day a violation exists constitutes a separate violation.

*The board reserves the right to assess higher fines if a matter is egregious. These fines may be in excess of \$500 to \$1,500 and fines may be progressive if the matter persists. The board may elect to seek legal counsel regarding these matters and all legal costs will be assessed back to you as the owner. When such fines are levied, they become the personal obligation of the owner and also constitute a lien against the property.