

EXHIBIT B

NOBLE'S ISLAND CONDOMINIUM EXISTING RULES AND REGULATIONS

1. The residential units are intended primarily for residential purposes. However, limited commercial uses may be permitted upon approval of the **Board of Directors**, provided that such non-residential usage or traffic generated thereby occurs only during normal business hours and is in conformance with the policy of use restrictions as set forth in Article 7 of these Bylaws.
2. No non-residential use shall be permitted in the residential units which involves facilities or equipment other than ordinary office furniture and fixtures. This clause specifically prohibits occupations which require the installation of plumbing and/or electrical devices, including, but not limited to, dental office, the practice of radiology, and similar uses.
3. No obnoxious or offensive activity shall be carried on in any unit or in the common/limited common areas, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other unit owners or occupants. No unit owner shall make or commit any disturbing noises by himself, his family, employees, agents, visitors, guests and licensees, nor do and permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit owners.
4. Except as hereinafter provided, unit owners shall not cause or permit anything to be hung or displayed on the outside of windows, balconies or decks, or placed on the outside walls, balcony or deck railings, or doors of the buildings, and no sign, awning, canopy, shutter, or radio or television antenna shall be affixed to or placed upon the exterior walls.
5. No animals or reptiles of any kind shall be raised, bred, or kept in any unit or in the common/limited common areas, either for personal or commercial purposes.
6. The speed limit for all vehicles is 10 mph. The unit owners shall not cause or permit the blowing of any horn from any vehicle in which his guests, family, tenants, invitees, agents or employees shall be occupants, approaching or upon any of the driveways or parking areas serving Noble's Island, except as may be necessary for safe operation thereof.
7. Nothing shall be done or kept in any unit or in the common/limited common areas which will increase the rate of insurance of any of the buildings, or contents thereof, applicable for residential and business uses, without the prior written consent of the Unit Owners Association. No unit owner shall permit anything to be done, or kept in his unit, or in the common/limited common areas which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law. No waste shall be disposed of in the common/limited areas.
8. No clothes, sheets, blankets, laundry or any kind of other articles shall be hung out of the unit or exposed on any of the common/limited common areas. Nothing shall be thrown or emptied by the unit owners, occupants, invitees, guests, agents or their employees out of the windows or doors, or in the common/limited common areas. The common/limited common areas shall be kept free and clear of rubbish, debris and other unsightly materials.

9. No rugs shall be beaten in the common/limited common areas, stairways, hallways or corridors, or from balconies or decks, nor shall debris of any sort be swept from the demised premises or any room thereof into any of the aforementioned areas.
10. No structural alteration, construction, addition or removal of any unit or common/limited common areas shall be commenced or conducted except in strict accordance with the provisions of these Bylaws and the Declaration.
11. No common/limited common area, hallway, or corridor of any building shall be decorated or furnished by any unit owner in any manner. Nothing shall be altered or constructed in or removed from the common/limited common area except upon written permission by the Unit Owners Association.
12. **Unit owners shall not** install, erect, attach, apply, paste, hinge, screw, nail, build, alter, remove or construct any lighting, shades, screens, awnings, patio covers, decorations, fences, aerials, antennas, radio or television broadcasting or receiving devices, slabs, sidewalks, curbs, gutters, patios, porches, driveways, walls or to make any change or otherwise alter (including any alteration in color) in any manner whatsoever the exterior of any unit or of the common/limited common areas within and on the property.
13. Except as elsewhere provided, no vehicle of any kind shall be parked or left unattended at any time in the driveways of the parking areas of the condominium.
14. No burning of any trash and no unreasonable unsightly accumulation or storage of litter, new or used building materials, or trash of any other kind shall be permitted within or upon any of the common/limited common areas and facilities. The disposal of rubbish and trash shall occur only at common trash receptacles as designated by the **Board of Directors**. All rubbish disposed in said containers shall be suitably wrapped.
15. No motorcycles, "motor and minibikes," snowmobiles, boats, utility trailers, boat trailers, camping trailers and recreational vehicles, to include the overnight storage of such vehicles and equipment, will be allowed within the confines of Noble's Island unless approved by the **Board of Directors**.
16. No structure of a temporary or permanent character, such as, but not limited to, tents, shall be maintained upon any common/limited common area at any time. Outdoor clothes dryers or clotheslines shall not be maintained upon any common/limited common area at any time.
17. Each owner shall be obligated to maintain and keep in good order and repair his own unit in accordance with these Bylaws.
18. Outdoor cooking equipment, lawn, balcony and/or deck furniture, bicycles, and any other personal articles and equipment shall be maintained and located in such fashion as **allowed by the Board of Directors at their discretion**.
19. No signs of any character shall be erected, posted, or displayed upon, in, from or about any unit or common/limited common area, without the prior written approval of the **Board of Directors**.
20. The Board of Directors, or its designated agent, may retain a pass key to each unit. No unit owner shall alter any lock or install a new lock or a knocker on any door of a unit without the written consent of the Board of Directors. In case such consent is given, the unit owner shall

provide the Board of Directors, or their agent, with an additional key pursuant to its rights of access to the unit.

21. Draperies, curtains, blinds, or shades must be installed in all windows by each unit owner and maintained in said windows at all times. The color portion of said blinds, shades, draperies or curtains visible from the exterior shall be lined in white.
22. There shall be no violation of any decisions, rules, regulations or resolutions for the use of the common areas and limited common areas, or other "house rules" which may from time to time be adopted by the Board of Directors and promulgated among the membership by them in writing.
23. All first floor rear decks listed as limited common areas and assigned for the exclusive use of the respective first floor professional office suites known as Units A through IS, shall be subject to non-exclusive easements for the purpose of emergency egress from the units above.
24. The limited common stairwells located in the rear of units 4-I and 8-R through IS L & R shall be used for emergency egress only, and no other entrance or egress by said stairwells will be permitted.
25. Trash, rubbish or debris may not be brought onto the Condominium property. No equipment, appliances, construction debris, oil or scrap may be deposited in the Association's common rubbish. All rubbish must be stored in dumpsters. The Board of Directors may assess any unit owner the additional cost of disposal of any unusual volume or type of rubbish disposed of by a unit owner or that unit owner's tenants in the common rubbish.