

Mosaic Condominium Rules and Regulations

(Rules subject to updating; See Mosaic Bylaws for other important regulations.)

Use of Units

Units may only be used for those purposes authorized by Article 7.5 of the Bylaws of Mosaic Condominium Association.

Use of Common Elements

The use, operation and maintenance of the common elements shall not be obstructed, damaged or unreasonably interfered with by any unit owner.

Noise, Offensive or Unlawful Activities

As noted in Section 7.5 of the Bylaws: No "noxious or offensive activities" that interferes with/jeopardizes the safety or enjoyment of occupants of other units may be carried on in any unit or in the common areas

Unit occupants may not make noise that disturbs other building occupants, including use of musical instruments, radios, television and amplifiers. Noise from residents' gatherings—including those on unit decks or outside spaces adjacent to their units—must remain at levels reasonable to their fellow residents. After 10 p.m. on weeknights and 11 p.m. on weekends, noise-generating gatherings may not be held on decks or outside spaces adjacent to units.

No hazardous materials may be stored or used in the units or any common areas. ("Hazardous materials" defined as explosive/radioactive, hazardous waste or substances as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, or any other state, local or federal law or regulation.) Unit owners or renters with questions about hazardous materials or their disposal should contact the management company and the Board of Directors.

Pets

Unit occupants may have no more than two domestic animals (dogs, cats) per unit.

No exotic pets are allowed. No animals bred, raised, trained or sold for business purposes or animals that are considered livestock are allowed. No animals may run at large in the building at any time.

Any resident may be required to remove an animal if more than two complaints are filed in writing with the Board of Directors about noise, health or safety issues

associated with that animal. This will happen only after the Board as made the determination that the complaints are valid. The owner will be given notice and an opportunity to be heard in a meeting scheduled by the Board of Directors to make the determination whether or not the complaints are valid.

Any damage caused by any pet is the full responsibility of the owner/resident.

Dogs must be leashed at all times when in common areas. Care should be taken when transporting pets in elevator; pet owners should be sensitive to the possibility that other residents are allergic to animals or are not comfortable with animals. Pets are not allowed in the storage area at any time. Pets should not be tied unattended to railings of the building. Visitors with pets are subject to the same rules as building residents, including the total number of pets allowed per unit at any time.

This section does not apply to guide animals.

Construction, Improvements and Alterations

Construction or repair activities that generate significant noise audible to other residents must be confined to the hours of 8 a.m. to 7 p.m. on weekdays; and 10 a.m. to 7 p.m. on weekends. The board and management company must be notified of any projects that that must be done outside of these hours. Notice should be in writing, 48 hours in advance.

All planned projects requiring shut-off of water, electricity, gas or the elevator must be described in writing to the Board and management company at least 48 hours in advance. Emergency work is not subject to this requirement.

Residents must protect building common elements against any wear or damage resulting from repair projects, service personnel or movers entering and leaving their units. (Example: providing coverings for hallway carpet when moving, transporting building materials, etc.)

No construction, repair or other work may be completed which will affect the outward appearance of the Mosaic building or common elements in any way without prior approval and permission of the Board of Directors or any subsequently named Architectural Review Committee. This includes installation of any air-conditioner which may project from the unit.

Exterior Lighting or Noisemaking Devices and Antennas

Except with the consent of the Board of Directors, no exterior lighting or noisemaking devices shall be installed or maintained on any deck or balcony. No device, appliance or support system intended for the receipt or transmission of any frequency spectrum shall be mounted or visible on the exterior or in the common areas of the building, unless specifically authorized by the Board of Directors.

Windows, Balconies and Outside Walls

Garments, rugs, laundry and other similar items may not be hung from windows, outside-stairwell railings or balconies. Balconies and decks are not to be used as storage areas in a manner that is visible from the street or sidewalk.

Propane, electric or natural gas-powered grills only may be used on decks. No sterno, wood or charcoal-burning grills or cook stoves shall be allowed on decks, in units, or in areas immediately outside the building. Residents should be mindful that neighbors' windows and doors may be in the path of smoke from outside grills, and use these appliances with care. Grills in use must not be left unattended.

Notices

All building-wide notices must be mailed or placed in the glass case in the lobby by a member of the board of directors or the management company. Notices must not be left outside residents' doors.

Signs

No signs may be posted to the outside walls or displayed to public view, except where allowed in commercial units in accordance with City of Portland sign zoning code. No signs may be posted in hallways, lobby, on windows, doors or elevator unless approved by the board of directors. This includes For Sale/Rent signs and political placards. Signs may be posted in the glass case in the lobby by contacting a member of the board of directors or the management company.

Hallways and Lobby

Due to fire regulations and safety hazards, no furnishings, bicycles or other items may be left in hallways, stairwells, storage-room aisles or other common areas. Any such items may be removed without warning by the management company.

Adjusting or changing of fire alarms, light fixtures, mailboxes, carpets or other common elements without board notification and permission is forbidden.

Storage Areas

No hazardous materials, flammable materials, ammunition or illegal substances may be stored in storage units. The Mosaic does not insure contents of units due to theft. The storage-unit room doors must remain locked when not in use.

Keys

No realtor lock-boxes may be attached to door handles of entrance doors to the building. Boxes may only be attached to the bicycle rack outside the main entrance and should not impede access in any way.

Residents (renters and owners) are responsible for ensuring that entrance-door keys are not duplicated by non-residents. Owners are required to collect all entrance keys from any renters on move-out. If keys are lost or stolen, or if a unit's entry code has been compromised, owners or unit occupants must notify the management company and a member of the board, so that locks may be re-keyed or codes can be reprogrammed. Any replacement costs will be charged to the individual unit owner.

Smoking

Smoking is not allowed in any common areas or the storage area. Out of consideration for your neighbors, please be aware that smoke from decks and areas immediately outside the building can reach other units. Cigarettes, cigars and other smoking materials shall not be extinguished or thrown in walkways, stairways, sidewalks, the trash room or other common areas and facilities.

Trash

No garbage, trash or other waste may be left on any part of the property except in sanitary containers in the designated trash area.

Weather protection

Unit owners are responsible for keeping units heated in order to prevent pipes from freezing, in the event of unusually cold weather. Any damage resulting from bursting pipes in an unheated unit will be billed to the owner.

Insurance

No activities may be carried out or materials stored in any unit or elsewhere in the building that will increase the cost of building insurance. No owner shall permit any activities/storage of materials that will result in cancellation of insurance on any unit or insurance on the building.

Realtor and Sales Rules

Notification of intent to sell a unit must be given to the Board of Directors in writing by the unit owner.

No "For Sale" or "For Lease" signs are allowed in windows, on the outside of the building, or in the common areas. The board of directors or the management company will post notices on the lobby bulletin board.

Sandwich boards must not block the front door entrance.

Prospective buyers must be escorted throughout the building, including storage areas at all times.

Open houses require two realtors or representatives to be present in order to meet the above obligation to appropriate escort clients.

If a unit owner sells the unit without the assistance of a real estate agent, all of the above rules apply.

Rental of Unit Rules

All lease and rental agreements must be in writing and in a form provided to the Board of Directors. The agreement shall provide that under the terms of the lease, the lessee shall be subject to the Declarations, Bylaws & Rules and Regulations of the Mosaic Condominium and any failure to comply with these regulations shall be a DEFAULT under the lease.

Moving Rules

In addition to the procedures currently outlined by the management company (see attachment), the following rules apply to every move-in and departure:

The management company and board must be notified 10 days in advance of any move in or out of the building. (Moves may be scheduled with less notice if management company agrees; arrangements must allow ample time for the management company to prepare the elevator and staff the move.)

Propping doors open to the building without supervision is not allowed during moves or any other times. This includes all entrances to the common areas, as well as unit doors from commercial units to hallways.

Any damage done to common areas of the building during a move in or out **will be billed to the unit owner** and used to repair and clean the damage. This is in addition to the fee charged by the management company to cover staff time and expenses for moves. (Contact management company for a copy of move-in procedures.)