

RIVER PLACE SOUTH HOUSING CORPORATION
RULES AND REGULATIONS

COMMON AREAS

- 1) The public halls and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the Building.
- 2) Entrances, lobbies, halls, stairways, garages and other public spaces shall not be used for play or loitering.
- 3) Door-to-door solicitation is forbidden, either by residents or by others. Violations should be reported at once to the Manager.
- 4) Children shall not play in the public halls, courts, stairways or elevators.
- 5) No lessee shall make or permit any disturbing noises in the Building or do or permit anything to be done therein, which will interfere with the rights, comfort or convenience of other lessees. No lessee shall play upon or suffer to be played upon any musical instrument or permit to be operating a stereo or a radio or television loud speaker in such Lessee's apartment between the hours of 10:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the Building. No construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 9:00 a.m. and 5:00 p.m.
- 6) No resident shall permit objectionable fumes or cooking odors to escape from his unit into the halls through open doors.
- 7) No article shall be placed in the halls or on the staircase landings, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the windowsills of the Building.
- 8) Occupants and their guests shall not throw paper, cigarettes, or other objects over the balcony railings. Plants or flower boxes in addition to that which is part of the décor (and which each Member must of necessity care for) is not permitted when they exceed the height or interior confines of the balcony. The watering of plants shall be conducted in such a manner as to prevent water from flowing adjacent or lower balconies.
- 9) No bicycles, scooters, or similar vehicles shall be allowed in a passenger elevator. Baby carriages and the above-mentioned vehicles shall not be allowed to stand in the public halls, passageways, and lobby of the Building. Bicycles shall be entered and exited through the loading dock area.
- 10) Messengers and trades people shall use such means of ingress and egress as shall be designated by the Management.
- 11) Furniture, household items, trunks and heavy baggage shall be taken to and from the building through the service elevator (loading dock).
- 12) No Lessee shall send any employee of the Corporation out of the Building on any private business of a Lessee.

- 13) No pets or any other animal of any kind shall be permitted anywhere in the Building. Nor shall there be any feeding of birds and other animals on or about any exterior portion of the building or property.
- 14) No Lessee shall conduct personal business in the Lobby of the Building.
- 15) No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee shall be parked in such a manner as to impede or prevent ready access to any entrance of the Building by another vehicle.
- 16) Property of the cooperative, or of any member, which is damaged as a result of carelessness or negligence of an occupant, members of his household, guest or his employee, shall be repaired or replaced at the sole expense of the occupant who is responsible for such damage for whose household members, guest or employee is responsible.
- 17) The dictates of good taste and propriety in the matter of dress will be observed by all occupants and guests in the public areas of River Place. Bare feet, no shirts and wearing of bathrobes and boudoir-type attire in the public areas are not considered as good taste.
- 18) No sign or notice of any character shall be posted or displayed in any part of the common elements without the prior written consent of the Board of Directors. No signs or notices of any character shall be posted or displayed in or about any cooperative unit so as to be visible from the outside thereof.

MOVE IN/OUT

- 19) No move in/out of any apartment shall be made until individual registers and obtain the proper permits from the Management Office, Monday-Friday, 9am to 5pm. Management/Patrol is authorized to prohibit any moves for which such advance arrangements have not been made. Move-in and move-out shall be scheduled between the hours of 9:00am to 9:00pm, Monday through Sunday. Tenant may incur a penalty fee if found moving without proper authorization.
- 20) All move ins/outs must be made through the loading dock using only the freight elevator, at the scheduled time.

IN-UNIT

- 21) No window air-conditioning units or ventilators shall be used in or about the Building, nor shall anything be projected out of any window of the Building.
- 22) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building.
- 23) No radio, television antenna or satellite dish shall be attached to or hung from the exterior of the Building. Satellite dish can only be placed within your unit or inside the balcony railing (not to extend out of the railing).
- 24) Unless expressly authorized by the Board of the Directors in each case. The floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room except only kitchens, pantries, bathrooms, maid's room, closets and foyer.

- 25) Redecoration, interior alteration and major maintenance are the responsibility of the owner. The Manager may suggest firms or individuals for such purposes, but cannot be expected to supervise or guarantee results.
- 26) No resident shall make any structural alteration to any load bearing wall or any change in electrical or plumbing installations, or install any equipment imposing an excessive load on the electrical or plumbing systems of the premises, without first obtaining in written approval of the Board of Director in accordance with these rules and the provisions of the Bylaws.
- 27) The care, decoration and maintenance of the interior of each unit and of all equipment therein are the sole responsibility of the resident. Miscellaneous routine maintenance, repairs and services may be coordinated at the owner's expense by calling the Management office.
- 28) No Lessee shall install any plantings on his patio, terrace or balcony without prior written approval from the Board of Directors.
- 29) The agents of the Lessor and any contractor or workman authorized by the Lessor, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pest and for the purpose of taking such measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee.

LAUNDRY ROOM

- 30) River Place South assumes no responsibility for clothes damaged in washers or dryers or for clothes or other articles left in the Laundry Room. The Laundry room is the property of the cooperative and is for the use of shareholders/ tenants only.
- 31) The laundry room is equipped with card operated washers and dryers. There is an emergency phone that connects with the Gatehouse to be used only to report fire or other emergencies.
- 32) As courtesy to other residents do not use tints or dyes as the color will wash into the next users clothes and allow clothes to remain in the washer or dryer after the cycle has been completed.
- 33) For service or refunds, please contact HOF Service at (301) 595-1010.

STORAGE ROOM

- 34) Storage rooms will be locked at all times. Keys are available at the front desk to residents against signatures as required for brief periods. All storage in these lockers is at the user's risk. No resident shall store in his storage locker or in his unit any article or substance that will create a fire hazard or be in violation of the Commonwealth Of Virginia laws and Arlington County Regulations. Storage in the aisles of the storage rooms is prohibited. Any items found outside of storage bins will be inspected and Owner of items found may incur a penalty fee. Emergency repair or situations may dictate that personnel be provided access to the storage rooms from time to time.

DISPOSING OF TRASH:

The following procedures shall be observed for disposing of trash in the refuse room:

- 35) All wet debris is to be securely wrapped or bagged in small package size to fit easily into the trash chute.
- 36) Debris should be completely drip- free before it leaves the apartment and carried to the refuse room.
- 37) No bottles, cans or newspaper shall be dropped down the chute. There are recycle bins on the basement level by the elevators for disposing of such articles.
- 38) Cartons, boxes, crates, sticks of wood or other solid matter shall not be placed into trash chute. Bulky items should be disposed of in the dumpster located in the loading dock.
- 39) Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scrapings, plastic wrappings or covers, oil soaked rags, empty paint or aerosol cans or any other inflammable explosive, highly combustible substances or lighted cigarettes or cigar stubs be thrown into the chute.
- 40) Vacuum cleaner bags must never be emptied into the chute. Such dust, dirt etc. should be wrapped in a securely tied bag or package and then placed in trash chute.

MANAGEMENT

- 41) Bills for maintenance work or repairs performed by Management shall be submitted to the Shareholder or occupant who ordered the service on a monthly basis. If any such bill is not paid within thirty (30) days of the due date, the arrearage will be treated as a delinquency and is subject to collection in the manner as cooperative fees.
- 42) A bulletin board is provided by the cooperation for the resident's personal notices. Items will normally be typed or written on 3 by 5 cards and given to the Manager for posting on the bulletin board. Notices must be dated and will be removed after ten days. The second bulletin board will be used for Association and building correspondence only.
- 43) No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.
- 44) Any consent or approval given under these Rules and Regulations by Lessor shall be revocable at any time.
- 45) Complaints regarding the service of the Building shall be made in writing to the Management Office.
- 46) Lessee will abide by all arrangements made by the Lessor with the Unit Owners Association with regard to the garage and the driveways.
- 47) The Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

Approved by River Place South Housing Cooperation Board of Directors.