

PALADIN CLUB XI RULES
(Revised April 16, 2014)

1. The Council has complete, absolute, and final discretion in determining compliance with all Paladin Club XI rules. The word "Council" means the Council of the Condominium, "manager" means any person or company appointed by the Council to manage the Condominium and "common area" includes limited common area.
2. Under the provisions of State of Delaware Code, Title 25, Chapter 81 Delaware Uniform Common Interest Community, Subchapter III, Section 81-302 (11), the Council, after notice and an opportunity to be heard, may levy reasonable fines for violations of the declaration, bylaws and rules of Paladin Club XI.
3. Owners must provide a copy of the Paladin Club XI Rules to any tenant of the owner's Unit.
4. Owners are to provide the Management agent with a copy of any rental lease.
5. In accordance with Resolution of January 15, 2014, no owner, tenant, resident, occupant or other person or entity may install any type of hardwood flooring, laminate flooring, vinyl flooring, ceramic flooring, tile flooring or any other type of non-carpet flooring in any room of the "Unit" (other than the kitchen and/or bathrooms) or any common or limited common area. Any owner found to be in violation of this Rule & Regulation will be subject to, but not limited to the following legal procedures: letter from the Council and the association's attorney, fines in accordance with the Delaware Uniform Common Interest Ownership Act, filing in the appropriate Delaware Court and any other legal means necessary. Additionally, if any Unit, with confirmed documentation, that was previously approved by Council for flooring and is the source of legitimate disturbances to other owners, via a complaint, above and beyond what the Council would consider normal living conditions, the owner of that Unit must rectify the complaint in accordance with the Council's instructions or be subject to the same legal means as stated above.
6. No person shall alter any common area. The Council may remove any object that is placed in any common area without prior written approval of the Council, and may charge the cost of such removal to the person who placed the object in the common area.
7. All vehicles regularly parked in common areas must be: (a) in good operating condition; (b) properly tagged; (c) owned or leased by a Paladin Club resident. Vehicle owners shall immediately inform the manager of any changes regarding a vehicle. None of the following may be parked in the Paladin Club for more than one-half hour: large truck, van, commercial vehicle, vehicle with labeling or advertising, trailer, boat, and recreational vehicles. The prohibitions of this paragraph shall not apply to vehicles used for carrying household goods while actually loading and unloading in the shortest possible time or to a vehicle connected with supplying repair, installation or other service to a Unit or the common area while the service is being supplied.

8. All vehicles must follow posted speed limits.
9. A vehicle may not be parked unattended on a common area that is not paved or in any place that restricts access to (a) a garage, (b) a dumpster, or (c) a road or driveway. All vehicles must be parked between the yellow curb marks.
10. Driving a vehicle in disregard of Rules relating to vehicle movement and parking is prohibited.
11. Car washing, maintenance and repair, which are unsightly and cause damages to the paved areas, are prohibited in all parking and other common areas.
12. In accordance with the Fire Safety Code, no charcoal grills (only gas grills) are to be used within the Paladin Club.
13. No child shall be left unattended or permitted to play, nor shall any bicycle, toy or other personal article be left unattended in any common area inside or outside of a building.
14. Any person who damages any Unit or common area shall be charged with cost of repair.
15. Pictures and door mats are permitted in common hallways with the prior written consent of the Council and of the owner or occupant of every Unit served by the hallway. Furniture and plants are prohibited in the common hallways and all building interior entrance areas.
16. Limited common elements are those parts of Paladin Club XI such as patios, balconies, sidewalks, steps, stairways, etc. that serve only one or a limited number of Units. Owners of Units are responsible for keeping limited common elements serving their respective Units free of litter, clutter, snow, ice and free of personal and other property which restricts passage, creates a sound or other nuisance, is incompatible in color, texture or design with buildings and other improvements in Paladin Club XI, is unclean, improperly maintained, unsightly, unsafe or otherwise detracts from the enjoyment, appearance, safety or use of Paladin Club XI. Live and artificial plants, furniture, umbrellas and other equipment are allowed on balconies and patios if they comply with this paragraph and are limited in size and number. No clothing or other article may be hung from or otherwise attached to any deck, balcony or other part of a building or structure. The Council has complete, absolute and final discretion in determining compliance with this paragraph and may order any item removed from any limited or other common area. Owners are urged to consult with the Council through the manager in advance of placing anything on a limited common element.
17. The keeping of pets shall comply with all licensing and other applicable laws (see New Castle County Code section 4.02.001 through 4.02.003). Dogs fully or partly of the Pit Bull breed are prohibited from Paladin Club XI. Pets shall be on a leash held by a person and kept under control at all times while outside of a Unit. Fecal matter from a pet shall

be promptly picked up by the pet's owner, wrapped and disposed of with household garbage. Pet owners must have proof of proper and current vaccination of each pet owned. The Council may place restrictions on the keeping of any pet and may require the removal from the Paladin Club of any pet that annoys, frightens, attacks, harms or inconveniences any person.

18. Every Unit shall be provided by the owner with a suitable number of ABC fire extinguishers for emergencies.
19. Every Unit shall be kept in a clean and sanitary manner and in good repair.
20. Normal garbage, trash and other refuse and waste material shall be promptly removed from Units and placed only in dumpsters provided. All waste petroleum products and hazardous materials, all large trash such as used packing boxes furniture, appliances, and all articles other than normal and usual household waste shall be removed from the Paladin Club by the person who introduces it into the Paladin Club. Contact the manager if assistance in such removal is required. Place all household waste in plastic bags before deposit in a dumpster. Please make sure that a child sent to place articles in a dumpster is tall enough to safely and effectively make the deposit. No refuse deposited outside of a dumpster will be picked up. Delaware now has recycling laws. Recycling containers should be utilized.
21. Adjusting or otherwise manipulating controls, wiring, lighting, plumbing or other fixture or equipment in a common area is prohibited. Report to the manager any need for adjustment or service.
22. Promptly and properly close and latch all doors at building entrances. Report to the manager any need for repair or service.
23. Notify the manager and building captain at least two days in advance of a move in or out of a Unit.
24. An owner and occupant of a Unit will be charged with the cost of repair of damage to any common element or area arising out of moving anything in or out of the Unit.
25. Noise, odor or other annoyance in any common area or a Unit that disturbs another person is prohibited. Noise includes the playing of a radio or television set, playing of a musical instrument, conversations, parties, or noisy tools or any other noises above and beyond what the Council would consider normal living conditions. Any owner disturbed by noise should seek relief under the New Castle County noise abatement code section 22.02.007 (notify NCC police). Noise also includes the sound of footsteps on a hard surface, on any floor above a living area, except on a bathroom or kitchen.
26. Noise caused by construction, renovation, repair, alteration, other improvement or demolition is prohibited between 8 PM and 7 AM and in all hours on Sunday.

27. Planting, seeding, cultivating or otherwise treating any common area without the prior written permission of the Council is prohibited. Planting of flowers in the mulched areas around buildings is permitted. Vegetable plants are prohibited.
28. The manager, and no other person, shall arrange for maintenance and repair of any common area.
29. The Council recommends that a key for deadbolts and other second locks be left with a person outside of the Unit for use in case of emergency and that the manager be notified of its location.
30. No antenna or other sending or receiving equipment shall be installed outside of any Unit.
31. Garages are to be used for storage of vehicles and personal possessions. Electric is provided for normal lighting and garage door operations only. Use of refrigerators and freezers is strictly prohibited.
32. No sign shall be displayed from any Unit or common area without the prior written consent of the Council. Draperies, blinds and other window treatments shall display no color other than white to the outside.
33. No tent, tank, POD, storage shed or any other structure shall be placed on any common area without prior written approval of the Council.
34. No Unit shall be used for a purpose other than a single-family residence except as (a) may be allowed by applicable zoning laws, (b) shall be incidental to the principal use as a single-family residence and (c) shall have no business invitees. No Unit shall be occupied by more persons than is allowed by law.
35. No alterations shall be made to any part of any Unit that shall in any way affects the structure of the building or any equipment in the building. No work shall be performed on any Unit that requires the use of common area without the prior written consent of the manager or the Council.