

ANAKS OCEAN VIEW HILL SAIPAN
RULES AND REGULATIONS

INTRODUCTION

These Rules and Regulations are intended to make daily living at ANAKS Ocean View Hill Saipan more enjoyable for all its residents. The initial Rules and Regulations are relatively brief so that ANAKS is authorized to add to and amend these rules as it deems appropriate for the safety, cleanliness, comfort and convenience of all the residents.

These initial Rules and Regulations supplement but do not change the obligations of owners and tenants contained in the Agreement.

Article 1. AUTHORITY FOR RULES

Section 1.1 Agreement The Agreement sets forth the contractual obligations among ANAKS, the Association and the Buyers. Significant in the Agreement is the requirement that all residents must obey the provisions of the Agreement, the Bylaws, the Rules and Regulations and other lawful determinations of the Association.

Section 1.2 Bylaws The Bylaws establish the Association, provide the usual guidance on voting, officers, meetings and powers of the Board of Directors, and may only be amended by the vote of not less than 75% of the Owners. Section 8.5 of the Bylaws provides that ANAKS may adopt Rules and Regulations which are binding on all Owners, users, visitors and residents.

Section 1.3 Rules and Regulations These initial Rules and Regulations were drafted by ANAKS, acting on behalf of the Board of Directors. The terms herein (except where clearly repugnant to the context) shall have the

same meaning as in the Agreement and/or the Bylaws. In these Rules and Regulations, unless the contrary intention appears, words denoting the singular shall include the plural and vice versa; and words denoting any gender shall include all genders.

Article 2. PERTINENT PROVISIONS

Article 8, Section 8.4 of the Bylaws provides certain limitations on the use of Apartments by all Owners, residents, occupants, tenants or any of their family, guests, servants, employees, agents or visitors (collectively, "Owners or Occupants") and such limitation shall be hereby incorporated into this Rules and Regulations as if fully set forth herein.

Article 3. RULES AND REGULATIONS

Section 3.1 Obstructions The sidewalks, entrances, passages, courts, vestibules, corridors and stairways of the Apartment shall not be obstructed or used for any other purpose than ingress to and egress from the Apartment.

Section 3.2 Hanging Displays No article shall be placed in any of the halls or on any of the staircases, nor shall any fire exit be obstructed in any manner. Nothing shall be hung or shaken from the doors, windows, balcony or terrace or placed upon the window sills of the Apartment.

Section 3.3 State of Maintenance Each Owner shall keep his Apartment and any balcony and terrace to which he has sole access in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown from his Apartment, or from the windows, doors, balcony or terrace thereof, any dirt or other substance.

Section 3.4 Window Coverings No shades, venetian blinds, awnings or window guards shall be used in or about any Apartment except such as shall have been approved in writing by the Board of Directors, which approval may be granted or refused in the sole discretion of the Board of Directors.

Section 3.5 Signs and Exterior Attachments No awning or radio or television aerial shall be attached to or hung from the exterior of any Apartment building, balcony or terrace, and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Apartment building, except such as shall have been approved in writing by the Board of Directors, which approval may be granted or refused in the sole discretion of the Board of Directors; nor shall anything be projected from any window of any Apartment building without similar approval.

Section 3.6 Electric Equipment All radio, television or other electrical equipment of any kind or nature installed or used in each Apartment shall fully comply with all the rules, regulations and requirements or recommendations of the local fire authorities and the insurance underwriters, and the Owner shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Owner's Apartment.

Section 3.7 Lightweight Vehicles No velocipedes, bicycles, scooters, motorcycles or similar vehicles and no baby carriages shall be allowed to stand in the passageways or other public areas of the Development.

Section 3.8 Noise No Owner or Occupant shall make or permit any disturbing noises in the Apartment, or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other Owners or

Occupants. No Owner or Occupant shall play upon or suffer to be played upon any musical instrument or operate or permit to be operated a phonograph or radio or television set or other loudspeaker in his Apartment, if the same shall disturb or annoy other Owners or Occupants of the Development.

Section 3.9 Water Outlets Water closets and other water apparatus in the Apartment shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water closets or other apparatus in the Apartment shall be repaired and paid for by the Owner of such Apartment.

Section 3.10 Pest Inspection The agents of the Board of Directors or ANAKS, and any contractor or workman authorized by the Board of Directors or ANAKS may enter any Apartment at any reasonable hour of the day for the purpose of inspecting such Apartment for the presence of vermin, insects or other pests and for the purpose of taking such measure as may be necessary to control or exterminate such vermin, insects or other pests.

Section 3.11 Cooking on Balconies or Terraces No cooking over an open flame with charcoal grills or hibachis shall be permitted in any Apartment. Cooking with an electric or gas barbecue is permitted on the balconies or terraces only.

Section 3.12 Passkeys The Board of Directors or ANAKS may retain a passkey to each Apartment. The Owner shall not alter any lock or install a new lock on any door leading to his Apartment without the written consent of the Board of Directors or ANAKS. If such consent is given, the Board of Directors or

ANAKS shall be provided with a key.

Section 3.13 Parking No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Apartment of another Owner or Occupant by another vehicle.

Section 3.14 Complaints Complaints regarding the service of the Development shall be made in writing to the Board of Directors.

Section 3.15 Use of Roofs Owners or Occupants shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any Apartment in the Development.

Section 3.16 Decorating Balconies No balcony or terrace shall be enclosed, decorated, landscaped or covered by any awning or other device without the consent in writing of the Board of Directors.

Section 3.17 Amendments Any consent or approval given under these Rules and Regulations may be added to, amended or replaced at any time by ANAKS.

Section 3.18 Unsightly Displays No garbage cans, ice, milk bottles, mats, surfboards or other articles shall be placed on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the window sills. Nor shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from or on any of the windows, doors or balconies of any of the Apartments in the Development.

Section 3.19 Inflammables No Owner or Occupant shall at any time bring into or keep in his Apartment any flammable, combustible or explosive fluid, material, chemical or substances, except for normal household use.

Section 3.20 Entrusting Keys If any key or keys are entrusted by an Owner or by an Occupant to an employee of the Association or ANAKS, whether for his Apartment or an automobile, truck or other item of personal property, the entrusting of the key shall be at the sole risk of such Owner or Occupant, and neither the Board of Directors nor ANAKS shall be liable for any injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

Section 3.21 Tenant to Have Rules and Regulations Any Owner (or his agent) who rents directly to, or permits his Apartment to be occupied by a third party, must convey a copy of the Rules and Regulations to such third party. A provision in the rental agreement that the tenant shall abide by the Rules and Regulations is required. The Owner (or his agent) shall inform the Board of Directors the name of such third party and register him with the Board.

Section 3.22 No Waterbeds No waterbeds will be permitted within an Apartment because of the damage which could result from a leak therefrom.

Section 3.23 Care with Strangers Owners or Occupants shall use extreme care in admitting strangers into the Apartment buildings.

Section 3.24 Vehicle Rules The following are rules applicable to the use of motor vehicles in the Development:

3.24.1 Vehicle Registration - Owners or

Occupants shall register their vehicles with the Board of Directors by giving their names, telephone numbers, make(s) of vehicle and license numbers prior to taking occupancy of an Apartment.

3.24.2 Vehicles Washing - Owners or Occupants may wash automobiles or motorcycles only in the areas specifically designated for such use.

3.24.3 Parking Spaces - Parking spaces may be used by Owners or Occupants, if available. Vehicles parked in such area other than those designated as parking spaces by the Board of Directors shall be towed away at their owner's expense. Owners or Occupants who shall use the parking spaces shall submit prior to the use thereof to the Board of Directors a written report setting forth the models, registration numbers and colors of the vehicles to be parked. No overnight parking is allowed in the parking spaces, except by special arrangement and registration with the Board of Directors.

3.24.4 Nuisance - The making of major repairs to automobiles, motorcycles in the Development is prohibited. No racing of motors is permitted, and all automobiles and motorcycles must be equipped with adequate mufflers. All vehicles parked in the parking areas must be in operating condition with current vehicle licenses and safety stickers required by laws. Nonmotorized vehicles (e.g. bicycles and skateboards) shall not be stored in the parking areas.

Section 3.25 Balcony and Terrace Rules The following are rules applicable to the balconies and terraces:

3.25.1 No Draperies - No draperies or curtains are permitted on the balconies and terraces. Awnings which are approved by the Board of Directors and which may comply with prescribed requirements are authorized.

3.25.2 No Nuisance - The sweeping, mopping and cleaning of balconies and terraces shall be done in such a manner so as not to

create a nuisance to persons residing in lower or adjacent Apartments. No hosing shall be done on balconies or terraces nor any excessive water used at any time, as the drains are not designed to allow for the discharge of large amounts of water.

3.25.3 No Protrusions - No items shall be hung or placed on the balcony or terrace walls which would protrude beyond the exterior walls or detract from the general appearance of the Apartment. No colored lights may be used on the balconies or terraces except at Christmas.

3.25.4 Nothing Dropped - No object of any size may be thrown or dropped from windows, balconies or terraces.

3.25.5 No Decoration - Owners shall not paint or otherwise decorate the exterior of their Apartments, roofs, balconies or terraces without approval of the Board of Directors. The color of the exterior of Apartment, roof, balcony or terrace shall be uniformly determined by the Board.