

EXHIBIT F
 GREENWICH ESTATES CONDOMINIUM ASSOCIATION
 AMENDED RULES AND REGULATIONS

These Rules and Regulations are intended to create a fair and equitable environment for all owners and residents of Greenwich Estates. Your cooperation will help us keep the complex an attractive, safe, and enjoyable place to live. Failure to comply with these Rules and Regulations may result in imposed fines; assessments for damages, repairs, or corrective actions and all costs associated; and/or having vehicles towed at vehicle owner's expense.

Unit owners who rent or lease their units are responsible for any violations committed by their tenant(s). Fines and costs will be levied against the unit owner only. It is the unit owner's responsibility to inform tenants of these Rules and Regulations and to assure their compliance.

The process for addressing a rule violation is as follows.

1. A complaint is made in writing to the Board or a violation is noticed.
2. A Hearing Letter is sent to the Unit Owner of alleged violation.
3. The Unit Owner has 3 response options to a Hearing Letter:
 - Admit the violation in writing, waive the right to a hearing, and pay an agreed upon fine.
 - Agree to attend the hearing date and time provided.
 - Request a new hearing date if unable to attend the one provided. Requests must be made 48 hours before the scheduled hearing date.
4. A fine in accordance with the RI Condominium Act is potentially imposed on the Unit Owner after hearing.

Note: The Executive Board may assess fines in accordance with the Rhode Island Condominium Act, Section 3.20, against a unit owner as a method of enforcing the Declaration, By-Laws and Rules and Regulations in addition to any other legal remedy under Rhode Island law, a summary of the process is below.

By vote of the Executive Board pursuant to Declaration § 8.1 (g), the Rules and Regulations of the Condominium, identified as Exhibit F to the Declaration, as the same has been amended from time to time, are hereby deleted and fully reinstated in its entirety as follows:

1. GENERAL.
 - 1.1. Units shall be occupied and used only as single-family residential dwellings.
 - 1.2. Each Unit Owner shall promptly perform all maintenance and repair work within his own Unit, which if omitted would affect any Common Elements, Limited Common Elements or any portion of the property belonging to other Unit Owners. Each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender. Unit owners must only use licensed and insured contractors.
 - 1.3. Unit owners must provide contact and vehicle information for the unit owner as well as for each person residing in the unit prior to occupancy. This is very important so unit owners can be contacted quickly if an emergency arises. If any info changes are required, an email can be sent, or a revised contact info form can be emailed to the board or placed in the GECA mailbox which is located in the same structure as the unit mailboxes.
 - 1.4. Condo fees are due on the 1st of each month. A late fee will be assessed if payment is received after the 15th of the month.

- 1.5. Owners are to keep working Smoke / Carbon monoxide detectors as well as a working fire extinguisher in their unit
- 1.6. If a unit will be vacant for more than 4 weeks the owner must inform the GECA Board. A local emergency contact must be provided. The unit must be checked on a regular basis. Electricity must be kept on. Heat must be maintained at all times at the minimum temperature of 55-60F in accordance with these rules and regulations.
- 1.7. If unit owners change names on the title, the GECA Board needs to be given the updated owner information within 10 days of transfer.
- 1.8. If a unit owner is selling their unit, the owner or real estate agent must request a resale certificate prior to the sale of the unit. The board requests 14 days advance notice of the sale.
- 1.9. Dryer Traps and Vents should be cleaned after each dryer use and owners must perform annual/routine dryer vent cleaning.

2. PET LIMITATION.

- 2.1. Dogs are not allowed. No animal of any kind shall be raised, bred or kept in any Unit, except that usual domestic such as cats, fish, and birds may be kept as household pets. No more than a total of (2) two of any allowed animals may be kept in the unit. No animal shall be kept, bred or maintained (a) for any commercial purpose, (b) if there would be involved any odor, noise or other nuisance which would unreasonably disturb (in the sole discretion of the Executive Board) the use and enjoyment of any portion of the grounds by other Owners, and (c) except if compliance with state and local laws, including those related to vaccinations and animal health laws. Reasonable accommodations will be made for disabilities pursuant to state and federal law.
- 2.2. For any dog (or other animal) that must be allowed on the property pursuant to State and Federal Law, unit owner:
 - Must provide documentation of disability and need for dog (or other animal) in accordance with and to the extent allowable pursuant to State and Federal Law
 - Must keep the animal on a hand-held leash while outside.
 - Must immediately pick up and appropriately dispose of droppings
 - Must keep up to date with shots & vaccines and registration in accordance with state and local laws
 - Must take all steps necessary to ensure that the animal does not unreasonably disturb other residents which such determination of nuisance shall be in the sole discretion of the Executive Board.

3. VEHICLES / PARKING.

- 3.1. Parking is limited to garages, driveways, and designated guest parking areas. On-street parking is allowed, but cannot obstruct neighboring walkways, driveways, fire hydrants, fire lanes, or directly across from a driveway.
- 3.2. In order to facilitate snow removal there will be no "on street" parking allowed during snowstorms. Violators are subject to fines or towing at the expense of the vehicle owner.
- 3.3. During or after a snowfall which requires plowing, all vehicle owners shall use their best efforts to move their vehicles in coordination with snowplow operators to allow for the reasonable removal of snow from all paved surfaces. There shall be no "on street" parking allowed on days when snow is forecasted by the National Weather Service or when snow is actually falling.
- 3.4. Vehicles are not to be parked within eight (8) feet of fire hydrants, in designated fire lanes, school bus routes, on grass, or in striped lines.
- 3.5. The Association assumes no responsibility for loss of vehicles or damage to vehicles parked on the condominium property.
- 3.6. Parking for the purpose of pick-up or delivery of passengers or articles is permitted for short periods in front of the entryways.

- 3.7. The speed limit throughout the complex is 15 miles per hour. Normal "Rules of the Road" must be obeyed while driving within the complex, including driving on the right side of the roadway.
- 3.8. Vehicles parked on the street must face the same direction as the traffic flow.
- 3.9. The parking of passenger automobiles, sport utility vehicles, minivans, and pickup trucks shall be permitted where parking is permitted.
- 3.10. No boats, trailers, snowmobiles, campers, mobile homes, minibikes, or ATVs are to be operated, utilized, parked, stored, or repaired on the property.
- 3.11. There shall be no parking or storing of unregistered vehicles on the property, provided however that an owner may keep an unregistered vehicle in his or her garage if it is kept there at all times.
- 3.12. Vehicles parking in violation of the parking rules may be towed by the Association at the vehicle owners' risk and expense and may incur an additional fine.
- 3.13. There shall be no repairing of motor vehicles on the property. This includes body work, use of air tools, grinders, welders, exhaust systems, oil changes, transmission work, etc.
- 3.14. Unit Owners as well as any other persons occupying units shall have no more than (2) two motor vehicles per unit on the condominium premises at any time, unless approved by the Executive Board. Motor vehicles shall be parked in garages and driveways belonging to their unit. Motor vehicles shall first be parked in garages and driveways belonging to their unit before using any open parking spots. The requirement to park motor vehicles in garages shall not apply to Units 13 & 16 through 24.
- 3.15. Information including the motor vehicle's make, model, color, year and registration number shall be provided to the Association by Unit Owners or any other persons occupying units with regard to motor vehicles kept on condominium premises at such times and in such manner as determined by the Executive Board. Unit Owners and Residents must notify the Board of any vehicle information changes within 30 days.
- 3.16. Non-resident cars are not allowed to be left on the property for an extended period of time without the non-resident on premise. For example, a non-resident cannot park their car in GECA parking spots for commuter parking. GECA parking spots are meant to accommodate visitors of GECA residents.
- 3.17. All moving vehicles must be properly insured.
- 3.18. No vehicles shall create excessive noise that disturbs neighbors.
- 3.19. No Unit Owner shall cause or permit the blowing of any horn or sounding of alarm from any vehicle in which his guests or family shall be an occupant, either approaching or in the parking areas serving the Buildings.
- 3.20. Exceptions to this rule are only permitted with the prior written consent of the Executive Board.

4. WALKWAYS / ENTRANCES OF BUILDINGS.

- 4.1. The walkways and entrances of the Buildings shall not be obstructed or used for any purpose other than entering and exiting the units.

5. DECKS / WINDOWSILLS.

- 5.1. Decks shall be free of any items which, in the reasonable judgment of the Executive Board, could be damaging to the deck or any other portion of the condominium or could pose a risk to the health and safety of any persons.
- 5.2. Nothing unreasonable shall be hung or shaken from the decks or windows; i.e., hanging clothes. Nothing shall be placed upon the exterior windowsills of the Buildings. What is considered unreasonable shall be in the Executive Board's sole discretion.
- 5.3. No Unit Owner or tenant of a Unit Owner is permitted to make any alteration of their deck. This prohibition includes but is not limited to enclosing the deck area in any manner whether by

screening, solid wall construction, glass enclosure or installation of any floor covering on the deck areas. The purpose of this rule and regulation is to provide uniformity to all deck areas.

- 5.4. No permanent / semi-permanent structures are permitted on deck such as but not limited to gazebo style structures, canopy structures or any structure that doesn't fit on deck floor within deck railings.
 - 5.5. Properly secured deck umbrellas are permitted and MUST be of standard type that can be closed daily when not in use.
 - 5.6. During winter months outdoor furniture must be properly secured to withstand storms or stored indoors.
6. SHARED COMMON ELEMENTS AND/OR LIMITED COMMON ELEMENTS.
- 6.1. No bicycles, similar vehicles, toys, sporting equipment, or other personal articles) shall be allowed to stand in any of the Common Elements or Limited Common Elements. Hot tubs, swimming pools, basketball nets are strictly prohibited.
 - 6.2. No Unit Owner shall interfere in any manner with any portion either of the Common lighting or landscaping apparatus in or about the property.
 - 6.3. No Unit Owner shall do any painting or decorating of the exterior of the building, or make any alterations or construct any improvements of the Common Elements or Limited Common Elements without the prior written approval of the Executive Board.
 - 6.4. No felling of trees or other growth is permitted in the Common Elements except as done by the Association for maintenance purposes, at the direction of the Executive Board.
 - 6.5. Any temporary storage units to be located on the Common Elements require prior written approval from the Executive Board. Storage areas shall be at the sole risk of the Unit Owner; and the Association shall in no event be liable for the loss, destruction, theft, or damage to such property.
 - 6.6. The recreational operation of drones is prohibited on the condominium property.
7. UNREASONABLE NOISES / DISTURBANCES.
- 7.1. No Unit Owner or tenant shall make or permit any unreasonable odor, activity, or noise that will disturb or annoy neighboring residents or do anything to interfere with the rights, comfort, or convenience of other residents. Such determination of unreasonable shall be at the sole discretion of the Executive Board.
8. GOOD STATE OF CLEANLINESS.
- 8.1. Each Unit Owner shall keep their Unit in a good state of cleanliness and shall not sweep or throw any debris or other substance from the doors, decks, or windows.
 - 8.2. Each Unit Owner shall do their part in keeping the GECA common grounds clean of debris, trash, and recyclables.
 - 8.3. Cigarette butts must be extinguished and discarded properly and not thrown on GECA grounds.
9. MODIFICATIONS
- 9.1. No awnings, window guards, or ventilators shall be used in or about the buildings, common areas, or decks.
 - 9.2. No modification or alterations may be made to the building without prior written approval of the board. It is the board's sole and final discretion whether or not to approve such requests.
 - 9.3. Air conditioners may only be placed in existing wall sleeves. Additional air conditioning units require board approval and are subject to an alteration request to the board. Approved requests will be subject to a written agreement.

10. "FOR SALE" SIGNS.

- 10.1. No Unit Owner or Condominium Resident shall display "for sale" signs or any other sign or notice anywhere on the condominium premises, except as otherwise provided herein (see 20.2).

11. GARBAGE.

- 11.1. All garbage and refuse shall be deposited with care in receptacles intended for such purpose only at such times and in such manner as the Association may direct.
- 11.2. All containers must be kept inside the garage or designated corral until collection day and returned to the garage or designated corral on the same evening as collection day.
- 11.3. All garbage and recyclables must be properly secured within the designated containers for such purpose.
- 11.4. All garbage and recycle containers must have the Unit numbers on them.
- 11.5. Unit Owners are responsible for any litter or loose items from their unit or trash/recycling containers.
- 11.6. Recyclables are to be separated by all residents according to current Town of West Warwick, Rhode Island standards and requirements.
- 11.7. Water closets and other water apparatus in the building shall not be used for any purpose other than those for which they were constructed, and no rubbish or debris shall be thrown or disposed of in same. This includes, but is not limited to, cleaning wipes.

12. GARAGE / YARD SALES.

- 12.1. Garage or yard sales are expressly prohibited.

13. COMMERCIAL ENTERPRISES / COMMERCIAL VEHICLES.

- 13.1. No commercial or retail enterprise shall be operated on the premises.
- 13.2. No commercial vehicles shall be parked on the property. For the purpose of this rule, a commercial vehicle includes but not limited to: any truck, other than a pickup truck, with commercial plates, any vehicle of any kind, other than a pickup truck, with the words or graphic images of a profit or non-profit business displayed on the exterior of the vehicle. In the event a pick-up truck is on the property under this rule, the bed of the pick-up truck must be covered or neatly maintained and free from debris. The compliance with this rule shall be in the Executive Board's sole and reasonable judgment.
- 13.3. The temporary parking of commercial vehicles for the purpose of providing goods or services to condominium residents is permitted, provided however that such parking shall not be for any overnight period of time.
- 13.4. No Commercial vehicles, boats, trailers, snowmobiles, camper/mobile homes, motorcycles, minibikes, ATV's, etc. are to be operated, stored, or utilized on the Property except to enter or leave the premises. Commercial vehicles are permitted in the complex to make deliveries or conduct other similar business; however, overnight parking of such vehicles is not permitted under any circumstances. The intention of this rule and regulation is that parking areas and Common Areas where parking is permitted is to be used exclusively for standard passenger vehicles.

14. SATELLITE DISH / CABLE WIRES.

- 14.1. No radio or television aerial, satellite dish, or cable wires shall be attached to or hung from the Common Elements of the condominium without prior written approval of the Executive Board.

15. HAZARDOUS SUBSTANCES, GUNS / WEAPONS.
 - 15.1. No Unit Owner shall use or permit to be brought into the Building any inflammable oils or fluids such as gasoline, kerosene, benzene, or other explosives or articles deemed extra hazardous to life, limb or property.
 - 15.2. Guns and weapons of any kind shall not be used on the property.
16. UNIT OWNERS ARE RESPONSIBLE FOR ACTIONS OF FAMILY MEMBERS, GUESTS INVITEES AND TENANTS.
 - 16.1. Unit owners are responsible for the actions of their family members, guests, invitees, and tenants. It will be the responsibility of the Unit Owner to pay for any damages to the Common Elements and/or Limited Common Elements caused by a unit owner's family members, guests, invitees, and tenants. This includes, but is not limited to, any and all damage caused as a result of the acts or omissions of any person in connection with the moving or carrying of furniture or any other article of personal property to or from the unit.
17. THE BOARD'S DISCRETION.
 - 17.1. Any consent or approval given under these Rules and Regulations by the Executive Board shall be revocable at any time.
18. COMPLAINTS.
 - 18.1. Complaints regarding the services of the Buildings and the property or regarding actions of other Unit Owners or the Association shall be made in writing to the Executive Board.
19. SEWER / DRAINAGE SYSTEM ON PROPERTY.
 - 19.1. Unit Owners shall do nothing to harm or disrupt and shall assist, to the extent possible, the Executive Board in the proper maintenance of the drainage system and/or sewer systems in the Property.
20. ENTRANCE DOOR, STORM DOOR, SLIDING GLASS DOOR, GARAGE DOOR, WINDOWS.
 - 20.1. It is the unit owner's responsibility to paint, maintain, and repair their entrance doors, storm doors, sliding glass doors, garage doors, and windows. All painting, maintenance, and repair of doors and windows must be done in strict conformity to the other units in Greenwich Estates Condominium as to quality, color, decorative configuration, and material of construction. Upon request, the Board will provide Unit Owners the guidelines that must be followed. The purpose of this rule is to provide uniformity as to design, color, and material. The Executive Board may at any time require a Unit Owner to paint, maintain, or repair the doors and/or windows. If the unit owner fails to do so within a specified time, the Executive Board may cause such repair to be made and assess the cost back to the Unit in accordance with the Declaration.
 - 20.2. No entrance, or any other portions of the Common Elements, shall be decorated by any unit owner in any manner without the prior written consent of the Executive Board, except as outlined in Section 8.1(e) of the Declaration and except as to religious objects on private entry doors as outlined in R.I. Gen. Laws 34-37-5.5.
 - 20.3. Unit owners shall keep windows closed when necessary to avoid possible storm damage.
21. THERMOSTAT AIR TEMPERATURE.
 - 21.1. Unit Owners as well as any other persons occupying units shall maintain a minimum air temperature of between 60°F at all times in all units. The purpose of this rule is to prevent the freezing and bursting of water pipes as well as other damage which may result when the air temperature within a unit falls below 32°F.

22. FEEDING WILD ANIMALS.

22.2. The feeding of wild animals, including, but not limited to, the use of bird feeders, is not allowed. The purpose of this rule is to eliminate damage that wildlife could cause to the complex along with encouraging safer environments for the wildlife to live.

23. PLANTING FLOWERS / LANDSCAPING.

23.1. Any planting or removal of shrubs must be approved by the board. Annual and perennial flowers are allowed to be planted in coordination and approval of the Board on location and type of flower planted. Unit Owners are not allowed to plant shrubs. The association is not responsible for inadvertent damage caused by general landscaping maintenance work to any flowers that are planted by the Unit Owner.

24. GRILLS.

24.1. Outdoor grills / fire tables must be propane and made of all metal. If placed on the deck, grills must be placed away from the unit and operated according to safety precautions. No wood burning or charcoal grills or similar device of any kind with a flame are allowed on decks or in garages.

25. OUTDOOR WATER SPIGOTS.

25.1. It is the unit owner's responsibility to turn off outside spigots during the winter months to prevent pipes freezing and bursting.

26. TENANTS.

26.1. The unit owner must provide the Board tenant contact information prior to occupancy.

26.2 Any Unit Owner who leases his or her Unit shall provide a copy of the signed lease agreement to the Executive Board. Each lease agreement shall provide that the tenant's failure to comply with the provisions of the Declaration, Bylaws or Rules and Regulations shall constitute a breach of the lease agreement. Owners must provide a signed acknowledgment by their tenant of the Rules and Regulations within (3) business days of signing of the lease.

26.3. Occupancy limits must at all times comply with local zoning ordinances.

26.4. Short term rentals of less than thirty days are prohibited. This includes, but is not limited to, Airbnb.

27. VENDOR COMMUNICATION.

27.1. Unit Owner direct communication with Greenwich Estates Association agents, vendors or contractors are expressly prohibited, unless authorized in writing by the Board.

28. CAMERAS.

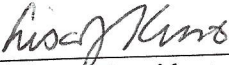
28.1. Reasonably sized doorbell cameras are allowed with prior approval of the board. No other cameras will be allowed to be installed by unit owners.

29. FEDERAL, STATE, LOCAL AND INSURANCE REGULATIONS TAKE PRECEDENCE.

29.1. Notwithstanding anything herein to the contrary, all federal, state and local rules and ordinances are applicable to and will be enforced with respect to the property at all times.

29.2. In addition, any restrictions or specifications required by GECA's master insurance policy will be enforced over and above these rules and regulations.

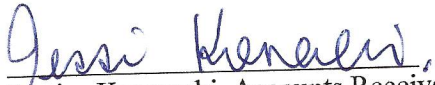
Approved and Accepted on 3/31/21:



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