

EXHIBIT A

RULES AND REGULATIONS OF WILLOW PARK CONDOMINIUM ASSOCIATION, INC.

The Willow Park Condominium Association, Inc. ("Association") is a corporation organized under the laws of the State of California, and the purpose of this Association is to own, manage, operate, maintain, and improve the Willow Park Condominium ("Condominium") and to enforce the rules and regulations governing the use of the Condominium. The Association is organized for the purpose of providing a safe, secure, and comfortable environment for the residents of the Condominium. The Association is organized for the purpose of providing a safe, secure, and comfortable environment for the residents of the Condominium.

ARTICLE I - PURPOSE AND SCOPE

1.1 The purpose of this Association is to own, manage, operate, maintain, and improve the Willow Park Condominium and to enforce the rules and regulations governing the use of the Condominium.

1.2 The scope of this Association is limited to the Willow Park Condominium and the rules and regulations governing the use of the Condominium.

1.3 The Association shall have the right to enforce the rules and regulations governing the use of the Condominium, and to take any action necessary to enforce the rules and regulations.

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The Board of Directors is empowered, pursuant to the Georgia Condominium Act, the Declaration of Condominium for Willow Park Condominium (the "Declaration"), and the By-Laws of Willow Park Condominium Association, Inc. (the "Bylaws") to adopt reasonable rules and regulations governing the use of the Condominium property in order to insure the peaceful enjoyment, maintenance of value and security for all residents. Failure of the Board to enforce any provision of these rules and regulations shall not be deemed a waiver of the right of the Board to do so in the future.

Limitations on parties and other social gatherings

1. No social gatherings shall be so noisy as to interfere with sleep or other activities of residents.
2. Residents are responsible for all damage to common areas or to other Units by their guests.
3. Social gatherings shall not be held in or extend out to any common areas including, but not limited to, garages or hallways. Notwithstanding the above, social gatherings may be held in the picnic areas of the Condominium during reasonable hours with the written consent of the Board.
4. Owners and Occupants of Units must advise their guests of all parking restrictions and shall be responsible for ensuring that their guests do not interfere with normally convenient parking for other Owners and Occupants.

Noise Restrictions

1. Owners and Occupants of Units containing hardwood floors must minimize noise to downstairs neighbors. Seventy percent (70%) of all floors must be covered with rugs (of ample thickness to absorb sound), furniture or other objects so as to minimize noise to downstairs neighbors.
2. Owners and Occupants are asked to be aware of their neighbor's floor plan and to minimize noise in high traffic areas of their Units. In cases where multiple complaints have been made regarding noise in an upstairs unit, the Owner or Occupant of that upstairs Unit may be required to have greater than Seventy percent (70%) floor coverage.
3. Owners and Occupants must keep noise to a minimum between the hours of 9:00 pm and 7:00 am on weekdays and between 10:00 pm and 8:00 am on weekends. Owners and Occupants should refrain from any activities which could disturb neighbors during these hours.

Parking

1. No motor vehicle of any kind (including, but not limited to, automobiles, moving vans, delivery trucks, etc.) may be parked, driven across or on any lawn, walkway or other area of the Condominium which is not specifically designated for such activities.

2. No personal property (including, but not limited to, bicycles, scooters, motorcycles baby carriages and similar items) shall be allowed to remain in the common areas when not in use except for motor vehicles parked in specifically designated parking areas.

3. Vehicles must be parked in designated, lined parking spaces only.

4. Any garages and tandem parking spaces which are assigned as a Limited Common Element exclusively serving a particular Unit may only be used by the Owner or Occupants of that Unit or their families, guests, invitees and licensees.

Dumpster Use

1. The dumpsters are for the use of the residents of the Condominium only. All items disposed must fit completely inside the dumpsters. No items may be left on the ground around the dumpster. No large items such as furniture, Christmas trees, etc. may be disposed in the Willow Park dumpsters. If an item will not fit completely within the dumpster, the resident must dispose of the item in an appropriate landfill or service and not in the Willow Park dumpsters. Please be considerate and keep the area around the dumpster neat and clean.

Common Access Doors

1. Owners and Occupants using common access doors to gain entry into any Condominium Building shall securely close and relock any such door after use.

2. No Owner or Occupant may prop open any common access door, use tape on any lock or latch, nor disable any door, lock or latch in anyway whatsoever, nor shall any Owner or Occupant permit any of their family, guests, invitees or licensees to do the same.

3. No Owner or Occupant shall allow, assist or facilitate access into any Condominium building to any unauthorized person.

4. No Owner or Occupant shall provide to any person, other than to his or her family, guests or invitees, any access entry code. Owners and Occupants may not post, distribute or otherwise make public any such access code.

Enforcement

1. Failure to comply with the Declaration, the Bylaws or with these Rules and Regulations (the "Condominium Documents") may result in a fine being assessed against an Owner/Occupant and his or her Unit. Fines will constitute a lien upon the Unit. In addition, the Board has the power to suspend an Owner's right to vote or to use the Common Elements for violations of the Condominium Documents.
2. Any vehicle parked on any portion of the Condominium in violation of the Declaration or these Rules and Regulations may be towed or booted pursuant to Section 14(i) of the Declaration.
3. The Association may exercise all other enforcement rights and remedies provided under the Declaration and Bylaws of the Association.