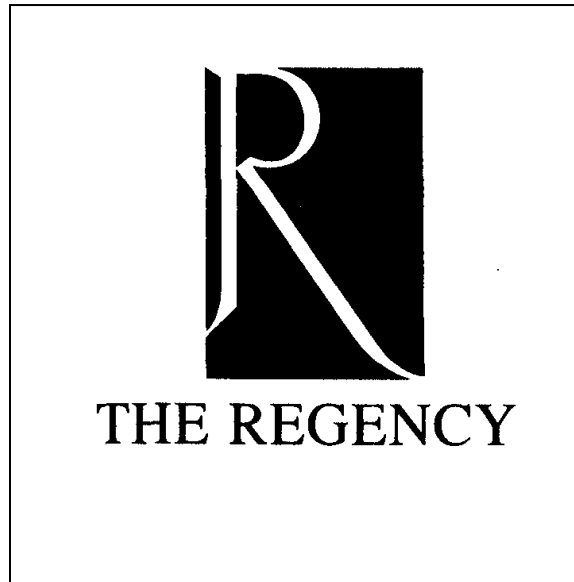




THE REGENCY SQUARE
RULES AND REGULATIONS
AND
EMERGENCY AND SAFETY PROCEDURES

From the Declaration of Condominium Ownership, Article VIII:

"The Association or Board may adopt, amend and repeal reasonable rules pertaining to the maintenance and administration of the condominium property and to the preservation of the health, safety and general welfare of the unit owners or occupants."

From the Bylaws (Code of Regulations), Article III, Section 12H:

(The Board) may adopt and publish rules governing use of the common areas and the personal conduct of unit owners and occupants, their family members, guests and invitees; and establish penalties for infractions of said rules;..."

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INSURANCE RESPONSIBILITY

1. Damage to the Common Element caused by a component of the Unit.

Though the Unit Owner is responsible for repairing and maintaining the Unit, the Unit Owner is not automatically responsible for damage to the Common Element caused by a component of the Unit. In order to be held responsible for the cost of damage to the Common Element, the Association would have to prove that the Unit Owner knew or should have known about an issue with the Unit and failed to fix it in a timely manner or fixed it in a negligent manner, or acted intentionally or recklessly. In that situation, the Association has the right to levy a Special Individual Unit Assessment against the Unit Owner under Article VII, Section C of the Declaration or a Charge for Damages under ORC 5311.081(B)(12).

2. Damage to a Unit caused by a component of the Common Element.

Though the Association is responsible for repairing and maintaining the Common Elements, the Association is not automatically responsible for damage to a Unit caused by a component of the Common Element. For example, if water enters a Unit through a roof leak, the Association is not automatically responsible for repairing the water damage to the Unit just because the water entered through the Common Element roof. For the Association to be liable for interior damages to a Unit, the Owner of the damaged Unit would have to prove that the Association knew or should have known about an issue with the roof and failed to fix it in a timely manner or fixed it in a negligent manner. If the interior damage was simply caused by a failure of the roof, the Association would be responsible for repairing the roof, and the Unit Owner would be responsible for repairing the affected portions of the Unit.

3. Damage to a Unit caused by another Unit.

The Declaration also does not impose strict liability on Unit Owners for damage caused to other Units; rather, it provides that Unit Owners will only be responsible for damage to other Units if they knew about the need for maintenance and acted intentionally, recklessly, or negligently. Absent this level of fault, each Unit Owner is responsible for repairing the damaged portions of their Units ("Unit" is defined in Article IV, Section A of the Declaration). *The Association is not responsible to repair damage to a Unit originating from another Unit.* Unit Owners may choose to submit a claim for damage to their Units under their own HO6 policy. Typically, however, the insurance carrier of the Unit from which the damage originated will only pay a claim for damage outside of their insured's Unit if their insured was in fact negligent. For example, if a clogged or broken drain results in damage to a Unit below, and the drain line was part of the Unit above, the fact that the clog occurred does not make the Unit Owner strictly liable for all resulting damage. If the Unit Owner above was negligent, then the Unit Owner below can pursue a claim under their insurance carrier or work cooperatively with the Unit Owner whose Unit caused the damage.

4. Failure to maintain a Unit.

If a Unit Owner fails to maintain the Unit as required by Article VII, Section A, and the maintenance, repair, or replacement of the Unit is necessary to ensure public safety, to permit reasonable use or enjoyment of the Condominium Property by other Unit Owners, or to prevent damage or destruction, the Board may enter the Unit to complete the maintenance, repair, or replacement and levy a Special Individual Unit Assessment

for the expenses. The Board is not required to act to maintain a Unit absent these conditions. For example, if the Board adopts a rule requiring all Unit Owners to perform annual maintenance such as ensuring drains are free of clogs, and the Unit Owner fails to perform such maintenance, then the Association could hire a contractor to perform the work, enter the Unit for such purpose with proper notice, and levy a Special Individual Unit Assessment for those costs, as the rule exists to prevent damage or destruction.

5. Damage to Unit caused by a repair to the Common Element.

If the Association must repair the Common Element, and this causes incidental damage to the Unit, the Association must promptly repair a Unit at its expense.

6. Submission of an Insurance Claim under the Association's Policy.

Before an insurance claim is submitted under the Association's policy, the Association must determine whether there is a covered loss. For example, if the cause of the loss was a burst pipe, there would be coverage under the Association's policy. But if this was a slow leak over time, no coverage is available. If the amount of the loss does not exceed the deductible of \$100,000 for water losses and \$50,000 for all other losses (August 1, 2026), then there will be no claim submitted. Instead, the Association and the Unit Owners will bear responsibility according to the terms of the Declaration, which provide that the Association maintains and replaces the Common Element, and the Unit Owners maintain and replace the Units. In this situation, Unit Owners are encouraged to tender a claim to their own HO6 carriers. If there is a claim under the Association's Master Policy the amount of which exceeds the deductible, this Policy may cover some improvements and betterments installed by the Owner such as, but not limited to, bathroom and kitchen fixtures and cabinets, wall to wall carpeting, parquet, hard surface flooring or floor treatment, built-in appliances, built-in or installed fixtures, Interior Walls, windows, doors, frames, jambs, sashes, and hardware, but not wall coverings, which are owners responsibility.

7. Payment of Deductible under the Association's Master Policy.

If a claim is submitted under the Association's Master Policy, payment of the deductible under that Policy shall be as follows.

- a. Where a loss occurs to the Common Element which is insured by the Association, the Association shall pay the deductible by assessing all Owners under Article XII, Section A of the Declaration via a Special Capital Improvements Assessment or by using the capital improvements reserve fund.
- b. Where a loss occurs and the Association insures against the loss, but the Association does not carry any maintenance responsibilities for the items of loss (such as a loss exclusively to the Unit), the Unit Owner(s) whose Unit(s) suffered damage shall pay the deductible under Article XII, Section B, which states: "[e]ach Unit Owner shall repair or reconstruct, at his sole expense, those damaged components of his Unit which are not covered by the Association's casualty insurance policy."
- c. If the loss is a combination of a loss affecting multiple Units, the Units that were damaged or destroyed by the loss shall pay the deductible proportionate to the amount of loss suffered by each affected Unit as determined by Association. For example, where the total loss is \$100,000.00 (\$70,000.00 to Unit #1

and \$30,000.00 to Unit #2) and the deductible is \$100,000.00, then the Owner of Unit #1 shall bear \$70,000.00 of the deductible and the Owner of Unit #2 shall bear \$30,000.00.

- d. If the loss is a combination of a loss to an area for which the Association has maintenance responsibilities (the Common Element) and a loss to an area for which the Association does not have maintenance responsibilities (a Unit), then the deductible shall be apportioned between the Association and the Unit Owner proportionately.

8. Owners' Insurance Coverage.

- a. Each Owner shall be responsible to insure the contents of their individual Unit.
- b. Each Owner is also responsible to insure the Unit itself. Article 4, Section A of the Declaration defines a Unit as bounded by the undecorated interior surfaces of the perimeter walls, bounding the rooms; the interior non-structural walls; doors, including sliding glass doors, door jambs and hardware, and finishing trim located in the Perimeter or Interior Walls; window frames, windows, and window screens; control knobs, switches, thermostats, outlets, plumbing, HVAC, electrical, and utilities serving the Unit; fireplace assemblies, hearth, flue pipe, exhaust duct, and flue vent cap; forced air gas ducts, vents, registers, condensing unit, air handler/blower equipment, and all other portions of the HVAC system; pipes, lines, valves, conduits, ducts, wiring, meters, and other equipment located within the walls which serve the Unit; all decorated surfaces of the ceiling, floor, walls, stairs, and landing; and all areas of space, wall coverings, floor coverings, personal property, and all fixtures located within the bounds of the floor, ceiling, and wall surfaces.
- c. It is highly recommended that Owners consult with a professional insurance agent to secure the proper insurance for the contents of the Unit as well as loss assessment coverage, which may cover the Unit Owner's share of the deductible under the Association's Master Policy.
- d. Unit Owners should carry public liability insurance for personal injuries or damage arising out of the use and occupancy of the Unit.

All capitalized terms used in this Resolution shall have the same meaning as those terms are defined and used in the Declaration.

Board unanimously approved this Resolution on this day, July 17, 2026.

PARKING & TRAFFIC

Parking will be in designated spaces only, and a Regency parking sticker must be displayed on the back of the rear view mirror. *If you wish to supply us with a spare key we can lock it up in the office.* Do not park where it would constrict traffic flow, such as in the Fire Lane, or in front of the gates from Dana Avenue, which will be used by the Fire Department.

Please drive carefully and slowly around the Square, observing the 15 M.P.H. speed limit and one-way traffic flow. Be alert for children, pedestrians and pets.

The Fire Lane should not be used for through traffic. Please turn off engines while unloading in the Fire Lane

to reduce exhaust intake by neighboring homes.

The front entry of the Tower must serve the Fire Department as well as the residents. For this reason, parking rules in the front entry drive (and elsewhere) must be consistently and strictly enforced.

They are:

1. No parking at the Front Door, unless Valet Parking is being used.
2. No parking at any time along the yellow curb next to the Tower. This is a **Fire Lane** and must be kept open at all times.
3. Resident parking is permitted in Lots 1 or 2, or lower front drive, or any unoccupied space at the Square.

Guests may use valet parking, or the lower front drive, or Lot 2 or any unoccupied space at The Square.

DELIVERIES

As a courtesy to you, occasional deliveries in your absence will be accepted at the General Office in the Tower. You will be notified of these at the earliest practical opportunity, but please notify the Office if you are expecting any important deliveries to which special attention should be given.

PETS – SQUARE OWNERS (Revised 10/20/25)

The following rules for pet management by owners, or residents, are designed to promote a safe pet environment in our community. Complying with these rules will help protect all pets and their owners and help allay any fears or discomfort other residents may experience in the presence of animals. The Board reserves the right to deny a request or variance based on pet type, size, specific breed or any other reason the board deems may present a danger or perceived danger to other residents or their pets.

1A. **Tower:** Owners will be permitted to keep up to 2 domestic animals. Each animal may weigh no more than 25 pounds. Exceptions for Certified Service Animals (trained to do specific tasks), Emotional Support dogs (ESA) and for any other hardships may be requested by written petition to the Board for its consideration and possible approval. The request and Board decision must be completed in advance of purchase of a pet or of a unit by a potential new owner. Exceptions may not be made after purchase.

1B. **Square:** Owners will be permitted to keep up to 2 domestic animals. Animals that weigh more than 25 pounds must receive a variance from the Board. The variance request and Board decision must be completed in advance of purchase of a pet or of a unit by a potential new owner.

2. Any noise or nuisance by a pet affecting other residents will result in the automatic loss of the privilege of keeping a pet. (Declaration of Condominium Ownership, Article VIII, Section 1)

3. All pets must be transported on the service elevator of The Tower, and must be on a leash, and heeled at the owner's side. At all other times on property, other than in the owner's unit, pets must be leashed and under the complete control of the owner or pet walker. Pets, except Certified Service Animals, are not permitted in the lobby, mail room or offices, beauty parlor, Hermitage room, exercise rooms or pool area. Failure to comply may result in penalty or loss of privilege (see fine schedule*).

4. Use the Dana Avenue sidewalk area to walk dogs. Mutt mitts are provided inside the fence along the Dana Avenue side of Regency Square.
5. **Walking of dogs, either on or off Regency property, should conform to the City of Cincinnati Code regarding use of a leash and clean-up.** (Clean-up includes brushed hair and properly disposing of waste (not left at the door). Failure to do so may result in penalty or loss of privilege (see fine schedule*).
6. Damage of the association landscaping or the building caused by animals will be billed to the offending owner.
7. Cat litter should be disposed of by putting it in a bag, not down the sewage system.
8. Owner is responsible for anyone walking their pet to adhere to Regency Pet policies.

***FINE SCHEDULE FOR NONCOMPLIANCE WITH PET RULES**

First Offense: verbal or written warning

Second Offense: \$0 to \$50.00 fine/assessment

Third Offense: \$50.00 to \$100.00 fine/assessment

Fourth Offense: loss of pet ownership privilege at The Regency Condominiums
and/or a fine/assessment of \$500

SWIMMING POOL RULES AND REGULATIONS

(Subject to change yearly)

POOL HOURS: SUNDAY – SATURDAY - 11:00 AM – 9:00 PM

If anyone from the Square would like to join the pool, you may do so for a fee of \$150.00 per year payable prior to using the facility. Prices are subject to change

1. Lifeguards are responsible for the safe and sanitary operation of the pool, bathhouse cabanas, and grounds and have complete authority to refuse to admit and to eject anyone for health reasons, intoxication, misconduct, overcrowding, or disregard of the Rules and Regulations.
2. The Association will not assume any responsibility for any injuries incurred in the pool area or for any loss or damage to personal property. All persons using the pool area do so at their own risk. No one may be in the pool area once the cover is off the pool without a lifeguard present.
3. All injuries, however minor, must be reported at once to the lifeguard.
4. Everyone entering the pool area must sign name and unit number when entering. All guests must also sign in.
5. There is no charge for guests. Guests (**except for relatives 18 or older**) must be accompanied by an attentive resident of The Regency. The only exception is that grandchildren 17 or under of residents may be accompanied by their attentive parents or a baby sitter. In order to prevent overcrowding, we solicit your cooperation in limiting the number of guests on weekends and holidays. (Please see #8, if over 4 guests).

6. No glass of any kind is allowed in the pool area.
7. The Regency Pool is primarily a quiet area. "Children at play" is acceptable, however, excessive noise, screaming, loud talking, splashing on others, etc. is a violation of the rules as printed and approved by the Pool Committee and Board of Directors. We all know the importance of staying in touch; however, if you are poolside and receive a call, or need to make a cell phone call, please BE POLITE and take the call away from other residents in the pool area.
8. **When planning to entertain more than four (4) guests at the pool facility**, please notify the office so your party can be scheduled. The Health Department rules limit the number of people one lifeguard may oversee. **No parties may be scheduled on holidays, Saturdays, or Sundays without prior approval.** With prior approval, a party may continue until 10 PM provided lifeguards are willing to stay, and the host/hostess will be charged \$20.00 per hour after Regency pool hours. A \$25.00 use and cleanup charge is payable to The Regency, if cleanup is not undertaken by resident.
9. Children under 14 are not permitted in the pool area unless accompanied by an adult (*18 or older*). Children in diapers will not be permitted in the pool unless they wear both a "swim" diaper and a diaper cover. Children's diapers and clothes must be changed in the changing room, or a private cabana.
10. Swimmers must remove all hairpins, curlers, etc. Swimmers should shower before entering the pool if necessary, i.e., after workout.
11. Audio equipment (tape players, radios, etc.) will be permitted only if used with headphones.
12. No rafts or other inflatable objects may be used when the pool is crowded (10 people or more in the water).
13. No pets or smoking are permitted in the pool area.
14. Please do not sit or rest near handrail or ladders.
15. The safety line may be unhooked 15 minutes prior to each hour if anyone wants to lap swim each day, except on Holidays, by the Lifeguard on duty. Per the Board of Health when the safety line is down, no one, other than lap swimmers, is allowed in the water.
16. Pool temperature will be set at 85 degrees and shall not be changed without written approval from the Pool Committee. This temperature is approximate; the heater will be set to turn off at 85. The weather / sun may cause the temperature to fluctuate a couple of degrees either way.
17. Clear access to cabanas must be maintained at all times for owners to ingress and egress.
18. Sitting or lying on a towel placed on the furniture is strongly recommended.
19. No one feeling ill may use the facility. This includes if you have a cough, fever, sore throat, eye infection, or a loss or diminishing sense of smell or taste.

Please be reminded the lifeguard's main responsibility is watching people in the pool; not cleaning, starting grills, etc. The lifeguard is responsible for the instruction and enforcement of these rules and will give two warnings prior to asking the person to leave for the day.

FITNESS CENTER

Any Square owner may join the fitness center for \$10.00 a month. A release form and key can be obtained from the office. The facility is open 24 hours a day and seven days a week.

Prices are subject to change.

TRASH

We are happy to collect trash at your door daily except for holidays. Please follow these guidelines to help our trash collection operation go smoothly:

Prepare trash properly for pick up.

- Close all trash bags and tie them securely so trash cannot fall out. Do not overstuff bags, as employees must pick them up, transport them to and from the truck, and ultimately put them into the dumpster intact.
- You may also set out compactor bags and broken-down cardboard boxes.
- Weather permitting, you may also set out cardboard boxes containing trash, as long as they are sealed shut so that contents cannot fall out.
- Do not use paper bags.
- Do not set out dog waste bags; include them in your trash bags.

Set trash by the front door of your unit each morning by 10:00 a.m.

- Do not set it out overnight, as this can draw unwanted animals.
- Do not set it out after 10:00, as we may miss your unit that day, leaving an unsightly neighborhood.

Your neighbors will appreciate your show of consideration by following these guidelines.

Owners who fail to comply with the guidelines for proper bagging or set out times will be charged a minimum work order rate of \$13.48 for cleanup.

RECYCLING



We now offer orange recycling bags (if you still have blue bags, please continue to use till you run out) that Rumpke will accept when filled with approved recyclables. These bags can be purchased through the office at 10 for \$20. You can fill the bags with mixed cans, plastic bottles, small cardboard boxes, and paper. (Please do not place any plastic bags in recycling.) We will pick up the blue bags daily when we pick up the trash and put them in the Please call the office at 513-871-0100 if you are interested in recycling pickup at your door.

We will deliver bags to your unit and bill the charge to your monthly statement.

If you wish, you may still bring your recyclables to the dock or the garage and put them in the green/brown 95-gallon totes, at no cost.

LEASE OF INTERESTS IN UNITS

No residential Unit may be occupied by anyone, other than the Owner or the Owner's immediate family, except under a valid written lease between the Owner and the person occupying the Unit which includes the following language:

1. A lease term of more than six (6) months.
2. No sub-leasing by any party in the lease.
3. Lessor and attorney preparing the lease has received copies of the Declaration, By-laws, and the Rules and Regulations found on The Regency website, www.regencycondos.com. The Lessee's attention should be directed to the rule entitled "Moving In and Out – Household", where a Tower Unit is involved, and all renters are to complete a "Regency Resident's Data Card", available at the General Office of the Association.
4. Lessee must attend an orientation prior to moving in.
5. Lessee understands The Regency Tower is a Non-Smoking building which includes unit condos and balconies.
6. At no time will Association provide any services normally associated with a hotel.

QUIET TIME

"Quiet Time" is a specific period from 10 PM in the evening until 8 AM in the morning seven days a week. During this period, residents, their guests, pets and employees are particularly required to refrain from any activity that may disturb other residents. Such activities include, but are not limited to:

- Noise emanating from a residence due to music, TV, parties, pets, domestic issues, etc.
- Noise in hallways, sidewalks, parking lots and other common areas due to loud talking, slamming of doors, movement of carts, barking dogs, etc.
- Noise from the use of household appliances such as vacuum cleaners, dishwashers, and laundry machines, as well as from the movement of furniture, exercise or other activities that may disturb other residents.

At all other times of the day, in accordance with the Condominium Documents, residents are to refrain from any behaviors that may be disturbing to other residents.

Contractor's hours/policy remains as written:

Workers may be on the premises 8:30 a.m. to 5:00 p.m. only Monday through Friday. No noise before 9:00 a.m. No work on weekends and holidays.

MISCELLANEOUS REGULATIONS

APPLIANCES: Appliances (garbage disposals, dishwashers, washers and dryers) should not be used after 10:00 PM or before 8:00 AM.

BIRD FEEDERS: No bird feeders on property (Square and Tower) due to varmints attracted to the mess. The only exception is liquid hummingbird feeders, as long as there is no mess.

BULK TV & INTERNET: Regency Condos are in a bulk account agreement with Spectrum to supply Select TV service plus the Showtime® channels and 400/20 Mbps internet/Wi-Fi to all resident condos. The cost of this service is included in the monthly HOA dues. Should you need service, please call 855-895-5302 or contact the General Office. More information about channel packages is available on the Spectrum website: <https://www.spectrum.com/browse/content/new-channel-lineup.html>

FLAGS: American flags may be displayed on national holidays. However, new-age decorative flags may not be displayed on common property or limited common property at any time, i.e., on the outside of your unit or in your patio.

GUESTS: Handout maps of Regency Square are available upon request.

KEYS: The office must have a duplicate of all entry keys to your unit. Without keys, response to an emergency health or maintenance need would incur unnecessary expense on your part for door repair. If you wish a lock change, or an additional security lock added, contact the office.

ORIENTATION: ALL new move-ins are required to attend a short orientation meeting with the manager. Please call the office to schedule an appointment.

PATIO USE: Your patio or deck is limited common property; that is, you cannot use it for purposes that are not approved by the Association. We refer particularly to clotheslines which are not approved. *Also for outside grilling, the following applies: From the Ohio Ordinance on **308.3.1** Open-flame cooking devices: Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet (3,048 mm) of combustible construction. Exceptions: 1. One and two family dwellings; 2. Where buildings, balconies and decks are protected by an automatic sprinkler system. **308.3.1.1** Liquified-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds (nominal 1 pound LP-gas capacity) shall not be located on combustible balconies or within 10 feet (3,048 mm) of combustible construction. Exception: one and two-family dwellings. The bottom line is not favorable to anyone that cannot get 10 feet away from a combustible building or a wood deck/balcony. This pertains to having any open flame or to storing a propane tank larger than 2.5 pounds. The penalty can be hefty, in case of a fire, above covering the deductible (\$10,000 in our case). You could also be responsible for the increase in the future insurance coverage which again could be very high and you could also be assessed a fine from the city/state.*

SIGNS: *Signs* – No sign, advertisement, poster, circular notice, or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of any Common Elements, including without limitations, unit doors, except: (1) signs less than 20 sq. inches in size, created in a professional manner with appropriate language for a functional purpose (2) signs approved by the Board which are placed on the Common Elements to limit or otherwise regulate the use of the Common Elements; (3) street identification signs; (4) directional signs approved by the Board; and (5) any other sign, including signs relating to the Commercial Units, approved by the Board in writing. No person may hang, place, display, or attach any sign, picture, advertisement or other visual display on the walls of any building or other improvement except the Interior Walls of a Unit without the prior written approval of the Board. There are to be no For Sale signs outside the

Regency. Prospective buyers must be escorted to the unit that is for sale.

The Board reserves the discretion to remove or have owners remove any signs or decorations that are offensive, inappropriate or inconsistent with these rules.

SMOKING MATERIALS: Those who smoke have every right to do so, provided they do not inconvenience non-smokers. Unfortunately, many smokers – be they residents, guests, or workmen - thoughtlessly litter our grounds with empty cigarette packages and cigarette butts. The plastic filters are particularly objectionable because they are indestructible except by lawn mowers – the result is shredded filters in the grass and intact butts on the driveway. The rest of us implore smokers to do a better job disposing of their “dead soldiers”.

The no smoking policy at the pool remains enforced.

STORAGE BINS: A locker is assigned to each unit for use at the owner's risk. Liquids or perishables may not be kept therein. Any items left outside the locker or placed in an empty locker without office authorization will be disposed of by building personnel. Items should be off the floor, and put on pallets or skids. The Regency is not responsible for damage or losses that may occur.

WINDOW AIR CONDITIONERS: No window air conditioners may be installed without the written permission of the Board. The air conditioner for which approval is requested must be of the type that fits substantially flush with the window.

WINDOW HANGINGS: White or off-white must be the only colors used for all lining of draperies, curtains or other coverings on all windows visible from the outside, including the balconies.

HERMITAGE ROOM RULES & REGULATIONS

This room is available to any condominium owner for private use. It may be used for social functions, card games, etc., without food or drinks, at no cost.

When rented for dinner or cocktail parties or any other event at which food or beverages are served, a fee will be charged at the time of reservation in the amount of fifty dollars (\$50.00). If the room is left without any damage, and clean, your money will be returned. If not, a sum will be deducted from the deposit. If damage is incurred, the renter will be charged the expense of the repair. This includes the room as well as the furnishings (stove, refrigerator, sink, furniture, carpet, etc.).

Limits: The number of people invited for a social event cannot exceed thirty-five (35), by Fire Department orders.

If the renter does not want to be responsible for cleaning after the event, arrangements must be made beforehand to pay the custodial fee. “For profit” organizations may be charged a room rental.

MAINTENANCE

The Regency Maintenance Staff are here to maintain and preserve equipment within the building. We are also available to do repairs within the residential areas which can vary upon different needs. If, however, the job is

out of the scope of our expertise, we will gladly supply you with an alternative repair source. The following is a list of *some* of the jobs we are available to do:

- Minor Appliance Repairs and Replacements.
- Cleaning out from under your refrigerator (which can assist in energy savings and improve performance of the appliance), is suggested to be done twice a year.
- Hanging of art work and other items.
- Plumbing repairs and replacement such as drains and fixtures.
- Installing (hookup) of electronic equipment (stereo, DVD players, computers, TV and HDTV).
- Hanging and installing light fixtures, dimmer controls, switches and electrical outlets. Lamp repairs and installing light bulbs in those hard to reach places.
- If you have a humidifier, clean and service yearly as recommended.
- Hanging and installing window treatments.
- Caulking and sealing countertops and tile.
- Turn and rotate mattresses.

These and many other services are available by maintenance staff at \$50.00 hourly with a minimum of 15 minutes charge. If you have questions as to what can be done or any other questions regarding service, please feel free to contact the office at 871-0100 between 8:30 a.m. and 5 p.m. Routine maintenance will be performed only during regular working hours.

For emergency maintenance outside regular working hours, call the Doorman (871-0100) who will notify the on-call maintenance man.

Emergency maintenance within a unit is defined as that repair required to prevent:

1. an unhealthy or possibly injurious situation; or,
2. a condition causing, or which will cause, progressive damage to the building.

Specific items covered under these categories for after-hours maintenance are:

1. Health and Welfare:
 - tripped circuit breaker
 - refrigerator malfunction
 - air conditioning failure
 - smoke alarm battery "chirping"
2. Damage Potential:
 - electrical short
 - stopped up sink or toilet
 - leaking water not flowing out through drain

3. Lockout:

After hours service will be provided for a \$9.00 fee per occurrence, which will be billed on your monthly statement.

The Doorman is prohibited from giving out the telephone number of the on-call maintenance man, or from calling him when the services requested do not meet the above criteria.

CONSTRUCTION AND REPAIR

Please notify your outside contractors for construction or repair of the following rules and regulations before beginning any work in your unit:

1. Workmen working in the Square are to check on and off the property with the Maintenance office on the lower level or the General Office off the lobby. They should park in the spaces adjacent to the loading dock. Workmen in the Square may call 871-0100.
2. Plans are to be submitted to the General Manager or Building Superintendent in advance of beginning work.
3. Workmen may be on the premises 8:30 a.m. to 5:00 p.m. only Monday through Friday. No noise before 9:00 a.m. No work on weekends and holidays.
4. Workers are NOT to be given keys other than to the individual unit.
5. All ongoing work is to be coordinated with and inspected by the Building Superintendent or General Manager.
6. All work shall be done in accordance with applicable local building codes and regulations and owners are responsible for ensuring strict compliance with such codes and regulations.
7. NO ONE, owners and contractors included, may enter a wall, ceiling or floor for any purpose without written permission, and full consultation, supervision and inspection of the General Manager and Superintendent. Including but not limited to:
 - A) Connecting to or modifying the central antenna system,
 - B) Adjusting or modifying the heating and air conditioning systems, thermostats, and valves,
 - C) Modifying any wiring,
 - D) Penetrating or connecting to any duct, exhaust or other entity,
 - E) Opening, adding to, eliminating or otherwise reconfiguring any wall, ceiling or floor.

REGENCY EMPLOYEES HOLIDAY FUND

Each year The Regency sponsors a Holiday Fund to thank all of the employees who work to make our lives here as easy and as pleasant as possible. This includes about 35 employees; those we see on a daily basis and those we rarely see, but whose behind the scenes efforts are of vital importance.

Your Holiday Fund Committee strives to ask all the residents of both the Tower and the Square to participate in this Fund. It is the only way that all our staff can receive their fair share.

A few things to keep in mind as you consider your contribution:

1. Whether you reside at The Regency year-round, or go away for the winter (please make your contribution before you leave), your unit must be maintained full-time, and Regency employees are on the job to look after your interests.
2. If certain employees have been especially helpful, and you want to thank them individually, fine, but don't forget the rest of the employees that you do not see on a regular basis. The

- Fund rewards everyone for their efforts.
3. How much should I give? Obviously, this is completely up to you. A possible goal is a dollar a day for all the superior services we receive from our wonderful staff.

Make checks out to “Regency Holiday Fund” and give it to the office. Please be generous to our loyal employees and let’s aim for 100% contribution. P.S. We assure you that all contributions are confidential.

Holiday Fund Coordinators

CINCINNATI FIRE DEPARTMENT APPROVED EMERGENCY PLAN

Fire:

TO REPORT A FIRE CALL - 911

Give them your name and address. Notify the Tower Doorman at 871-0100 so that he/she can direct and assist the arriving Fire Department personnel, and notify the On-call Maintenance Person.

Vacate your home immediately. (Smoke and gases are dangerous.)

Notify your neighbors.

TORNADO

Interior halls of the Tower and its storage areas are recommended by Hamilton County Civil Defense as the safest place to be. However, if time does not permit, lower bathrooms or a closet with the door closed would be the second recommendation, and will protect you from flying glass.

DO NOT COME TO THE LOBBY. It must be kept clear of all non-essential personnel to allow rapid and unobstructed management of the emergency.

For the same reasons, DO NOT CALL THE OFFICE OR FRONT DESK.

CALL 911

For Medical, Fire or Police Emergencies

CARBON MONOXIDE

What you should do if the carbon monoxide detector alarm sounds:

If harmful levels of carbon monoxide are detected, your detector will go into a continuous full alarm. (This alarm is a loud 85 decibel horn/siren sound and the red light comes on.)

If the full alarm sounds, respond as follows:

1. If anyone is experiencing the effects of carbon monoxide poisoning – headache, dizziness, nausea or other flu-like symptoms, call your fire department or 911 immediately. Evacuate your family from the home to a

location with fresh air. Do a head count to check that all persons are accounted for. Contact the Front Desk at 871-0100 for the on-call maintenance man. Do not re-enter your home until the home has been aired out and the problem corrected by a qualified technician or your utility company.

2. If no symptoms exist, operate Test/Reset button and immediately ventilate the home by opening the windows and doors. Turn off the furnace and all fuel-burning appliances, contact the Front Desk at 871-0100 for the on-call maintenance man, and call your utility company to inspect and repair your home before restarting the furnace and all fuel-burning appliances.
3. The alarm can be silenced for a maximum of six minutes by pressing the Test/Reset button.

What to do after resetting the detector following an alarm?

- A) A full continuous alarm within six minutes after reset confirms ongoing presence of harmful levels of carbon monoxide. If this occurs, follow instructions 1 and 2 above.
- B) A low level warning within six minutes after reset confirms ongoing presence of low levels of carbon monoxide. If this occurs, follow instructions below.

What to do after a carbon monoxide problem has been corrected?

After a carbon monoxide problem has been corrected, reset your detector by pushing the Test/Reset button.

What should you do if the Low Level Warning signal activates?

If low levels of carbon monoxide are detected, your detector will emit a low level warning. (This warning is a series of 3 short beeping sounds and 3 flashes of the red light every 2.5 minutes.)

If this warning signal is activated, respond as follows:

1. If anyone is experiencing the effects of carbon monoxide poisoning – headache, dizziness, nausea, or other flu-like symptoms, call your fire department or 911 immediately. Evacuate your family from the home to a location with fresh air. Do a head count to check that all persons are accounted for. Contact the Front Desk at 871-0100 for the on-call maintenance man. Do not re-enter your home until the home has been aired out and the problem corrected by a qualified technician or your utility company.
2. If no symptoms exist, operate Test/Reset button and immediately ventilate the home by opening the windows and doors. Turn off the furnace and all fuel-burning appliances, call the Front Desk at 871-0100 for the on-call maintenance man, and call your utility company to inspect and repair your home before restarting the furnace and all fuel-burning appliances.
3. The low-level warning can be silenced for a maximum of six minutes by pressing the Test/Reset button.