

EXHIBIT G

RULES AND REGULATIONS OF 377 KING STREET HOMEOWNER'S ASSOCIATION, INC.

GENERAL

1. The 377 King Street Homeowner's Association, Inc. (the "Association"), acting through its officers, has adopted the following Rules and Regulations ("Regulations").

2. Whenever in these Regulations reference is made to "Unit Owner(s)", such term shall apply to the Co-Owner of any Unit, or his family, tenants whether or not in residence, servants, employees, agents, visitors, and/or any guests, invitees or Owner. Wherever in these Regulations reference is made to "tenant," such term shall be limited to the tenant of a Unit Owner for a Unit in the Condominium. Notwithstanding, these Rules and Regulations shall not apply to existing tenants under their existing leases. Wherever in these Regulations reference is made to the Association, such reference shall include the Association and the Managing Agency (if any) when the Managing Agent is acting on behalf of the Association. Unless the context otherwise requires all other definitions in the Master Deed and in the Act are incorporated by reference herein.

3. The Unit Owners shall comply with all the Regulations hereinafter set forth governing the Building, Common Elements, terraces, decks, recreational areas, grounds, parking areas and any other appurtenances.

4. The Association reserves the right to alter, amend or modify these Regulations with the consent or approval of the Association as required to alter, amend or modify the Bylaws, provided, however, that no alteration, modification or amendment to these Rules and Regulations shall be made without the concurrence of the Co-Owner of at least one of the residential Units.

RESTRICTIONS

5. **Pet Prohibition.** Each Unit Owner shall be limited to two (2) pets and no pets can weigh in excess of twenty (20) pounds.

6. **Party Prohibition.** Parties are prohibited in the courtyard area and in the Condominium except inside the individual Units.

7. **Primary Occupants.** Primary occupants must be 21 years or older.

8. **Tenants.** Notwithstanding anything stated herein to the contrary, tenants are absolutely prohibited from having any pets on the Property, and tenants must be approved by the Association prior to the execution of any leases.

9. **Occupancy Limits.** All Units shall be limited to one (1) occupant per bedroom.

10. Use. No part of the Condominium shall be used for any illegal purpose. Each residential Unit shall be used in accordance with its applicable zoning. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, exploitation or otherwise, shall be conducted, maintained or permitted on any part of the Condominium unless such activity is permitted by applicable laws.

11. Obstruction. There shall be no obstruction of the Common Elements. Nothing shall be stored on the Common Elements without the prior written consent of the Association except as expressly provided herein or in the Bylaws.

12. Increased Risk. Nothing shall be done or kept in any of the Common Elements, which will increase the rate of insurance for the Buildings or contents thereof applicable for residential use without the prior written consent of the Association. No Unit owner shall permit anything to be done or kept in this Unit or on the Common Elements which will result in cancellation of insurance on the Building or contents thereof obtained by the Association (if any) or which would be in violation of any public law, ordinance, or regulations. No gasoline or other explosive or flammable material may be kept in any Unit or storage area. No waste shall be committed on the Common Elements.

13. Refuse. All garbage and trash must be placed in proper receptacles purchased by each Co-Owner. The Association is in no way responsible for garbage receptacles or collection. The Association may designate a "garbage receptacle storage area" on the General Common Elements.

14. Personal Property. Articles of personal property may not be stored in the attic (if any) of the Building without the approval of the Association. Articles of personal property may not be left unattended in public areas of the Building or passageways, or elsewhere on the General Common Elements. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to be or remain in any of the General Common Element areas or Limited Common Areas except those areas designated for such use by the Association.

15. Cleanliness. Except as specifically set forth otherwise, each Unit Owner shall keep his Unit and any Limited Common Element appurtenant to its Unit in a good state of preservation, repair and cleanliness.

16. Structural Integrity. Nothing shall be done in any Unit or on the Common Elements which may impair the structural integrity of the Building nor shall anything be altered or constructed on or removed from the General Common Elements, except upon the prior written consent of the Association.

17. Quiet Enjoyment. No noxious or offensive activity shall be carried on in any Unit or on the Common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises or odors in the Building or do or permit anything, which will interfere with the rights, comforts, or convenience of other Unit Owners. All Unit Owners shall keep the volume of any radio, television or musical instrument in their Unit sufficiently reduced at all times so as not to disturb other Unit Owners.

159 CALHOUN STREET

COLLEGE OF CHARLESTON

TMS 457-04-02-059

