

RULES AND REGULATIONS
FOR
CONDOMINIUM ASSOCIATION

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INTRODUCTION

In accordance with the Declaration of Condominium and By-Laws of Condominium Association, the following rules and Regulations governing our community have been developed.

Fines and penalties may be levied for failure to comply with these Rules and Regulations as prescribed in Article III, Section 1 (1) of the By-Laws.

The Rules and Regulations outlined in this booklet explain the policies and guidelines established by the Board of Directors of Condominium Association to help protect and provide a peaceful environment for our community. It is the responsibility of the board of directors to administer and enforce the rules. However, it is the responsibility of each resident to cooperate and adhere to the rules of the Condominium and residents are encouraged to report and violations of these rules to the management company.

1. Landscaping

A. Conditions for Unit Owner Plantings

1. All plantings, except annuals, require the advance approval of the executive Board.

2. All plantings are subject to review by the Executive Board upon complaint of any Unit Owner. The Association has the right to require an owner to remove plantings at any time upon written notification to that effect and the Unit Owner shall be responsible for restoring the landscaping to its original condition.

3. The Unit Owner shall be responsible for maintaining his/her own plantings, including but not limited to flower beds, at all times. If said plantings are not maintained in a timely fashion, the Association has the right to have work done at the expense of the Unit Owner.

4. Trees and shrubs, once planted by the Unit Owner, become the property of the Association; therefore, they may not be moved or removed without written consent of the Executive Board. However, the Unit Owner shall be responsible for either replacing dead plantings or restoring the landscaping to its original condition.

B. Guidelines for Unit Owner Plantings

1. Foundation plantings in the front and side of any unit shall not protrude more than four feet from the foundation. Borders for flowerbeds must be in earth tones.

2. There are to be no flowerbeds in the lawns or along the walkways.

3. Flowerboxes, planters and hanging baskets must be only on the front steps, porches, decks and balcony floors. Brackets for hanging baskets may be affixed to as to create a hazard or increase the rate of insurance of the buildings or the contents thereof beyond the rates applicable for residential units.

C. Grade

No change in the grade of any portion of the landscaping, including but not limited to lawns and flowerbeds, may be made without prior consent of the Executive Board.

2. Motor Vehicles

A. Motor Vehicles, except commercial motor vehicles, shall be parked in Unit Owner's garage or driveway area, including motor vehicles of guests and business invitees of Unit Owners.

B. No unregistered or inoperable vehicles shall be moved onto or kept on Association property.

C. No motor vehicle may be disassembled, nor major repairs made on Association property. This includes but is not limited to engine overhauling, exhaust system repairs, brake lining repairs and body work. Under no circumstances may cars be left unattended while on jacks or blocks.

D. No vehicle shall be parked in such a manner as to impede or prevent ready access to fire lanes, garages, driveway, or other common or private areas.

E. Vehicles, including but not limited to moving vans, may not be driven onto Association lawn areas without prior consent of the Management Company. The Unit owner shall be responsible for the expense of restoring the landscaping or common area to its original condition if any damage occurs.

F. The speed limit on the Association property shall conform to state regulations and all vehicles shall be operated in a safe manner.

G. Vehicles in violation of this section may be towed at owner's expense.

H. No tent, camper trailer, automobile trailer or other movable or portable structure shall be used or permitted on the premises; and any such vehicles or structures, as well as boat trailers, boats, garden tractors and other tools or power equipment will be stored in a garage for any period exceeding five (5) days.

I. No commercial vehicles shall be kept upon or in front of said premises except in connection with the servicing and maintenance of said premises; however, one such commercial vehicle may be stored in any enclosed garage.

3. Pets

A. No pets without the prior written consent of the executive board.

B. Any permitted pets must, at all times, be accompanied and under the full control of their owners in any portion of the common areas or limited common areas.

C. Any permitted dogs must be leashed at all times.

D. Animals must be curbed away from Association property; owners must not allow pets to relieve themselves on Association property. However, in the event that an animal accidentally defecate on Association property, the pet owner shall immediately clean up after it.

E. Unit owners shall be responsible for all damages to Association property caused by pets, they their children, tenants, or guests own, keep or bring onto Association property.

4. Exterior Modifications

A. Additions, Alterations, Improvements

1. No Unit Owner shall make any structural addition, alteration or improvement to any building, nor shall he/she paint or otherwise decorate or change the appearance of any portion of the exterior of any building without prior written consent of the Executive Board, except as provided for in these Rules and Regulations.

B. Storm/Screen Doors and Windows

1. Only screen doors and storm windows which meet the style and color approved by the Executive Board may be installed. The Unit Owner shall be responsible for any damage resulting from the installation and for maintenance and/or restoration to original condition and for any damage to the existing structure directly attributable to the addition.

2. Storm doors are not recommended over insulated doors and are, therefore, prohibited.

C. Painting

1. Front doors and decks may be repainted their existing color prior to regular scheduled Association maintenance, providing the paint color and type approved by the Executive Board is used.

D. Front Door Hardware

1. Drop locks, peepholes and door knockers of a non-ornamental type may be affixed to the front door with prior approval of the Executive Board. The Unit Owner shall be responsible for any kind of damage resulting from the installation, and for the maintenance and/or restoration to original condition.

E. Patios and Decks

1. Construction of patios/decks requires written permission from the Executive Board.

2. The Unit Owner shall be responsible for any damage resulting from the addition or enlargement of patio/deck. The Unit Owner shall be responsible for the expense of maintenance, including but not limited to painting. In the event of removal, the property shall be restored to its original condition by the Unit Owner at his own expense.

5. Use of the Common Areas

A. There shall be no obstruction of the common area nor shall anything be stored in the common area without prior consent of the Executive Board, except as provided for in these Rules and Regulations.

B. Damage to the common area caused by the actions of a Unit Owner or the actions of his/her children, pets, guests or tenants or the actions of the children, guests or pets of his/her tenants, shall be repaired or replaced at the expense of the Unit Owner.

C. No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the common area, including decks. The common areas shall be kept free and clear of rubbish, debris, litter and other objectionable matter.

D. Barbecue grills and other cooking equipment should be confined to the porch and deck areas of the condominium.

E. Bicycles, toys, boats and other outdoor equipment may not be left in roadways, driveways, or lawn areas overnight or indiscriminately strewn over the common area at any time.

6. Miscellaneous

A. Annoyance

Any use or practice which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents is prohibited.

B. Outside Attachment to Building

The Unit Owner shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of any building, except as provided for in these Rules and Regulations, and no signs or awnings, canopies, shutters or radio or TV antennas shall be affixed to or placed on the exterior walls or roofs or any part thereof, without the prior consent of the Executive Board.

C. Signs / For Sale / For Rent / Other

No "For Sale/For Lease" signs shall be placed in the windows. No signs of any type shall be placed on the common area, or so as to be visible from the common area, without the permission of the Executive Board or by court order.

D. Combustion Materials

There shall not be kept in any unit any inflammable, combustible or explosive fluid, material, chemical or substance except for normal household use.

E. Seasonal Decorations

1. Seasonal decorations, including decorative lights, are permitted on the facade of the units, providing this is done in a manner not to cause damage.

2. Seasonal decorations should be removed promptly after the appropriate holiday.

3. All decorations are subject to review by the Executive Board upon complaint of any Unit Owner. The Association has the right to require any owner to remove any decorations upon written notification to that effect.

4. Decorations on the common area, other than the facade of the units, require advance approval of the Executive Board and will be considered on individual merit.

F. Smoke Detectors

Unit Owners shall install and maintain in good operating condition, smoke detectors, as required by law, in each unit, the Unit Owner shall be responsible for keeping the smoke detector(s) operable at all times.

G. Enforcement of Rules and Regulations

The Executive Board after a Notice and Hearing may fine violators \$25.00 per day from when the violation began until it is corrected.