



RULES REGULATIONS & POLICY

PARKING POLICY.

Parking Rights.

1. Ownership of each living unit shall entitle the owner/s or their tenants to the use of not more than **ONE (1)** parking space for an approved vehicle
2. An approved vehicle shall include any conventional passenger vehicle, and a light truck or commercial vehicle of less than two and one half (2 1/2) tons in gross weight.
3. Each unit shall be assigned one (1) parking space, which shall be as near and convenient to said unit as possible together with the right of ingress and egress in and upon said parking area.

Vehicle Requirements.

All motor vehicles shall display current licenses and be maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions, fluid leaking or appearance.

Restrictions.

1. The speed limit on Association property is **TEN (10) MPH.**
2. Residents (or guests) of each unit, shall use the parking space assigned by the Association and shall not park in a visitor space, unless they have a second vehicle, and then only after their assigned space is occupied.
3. No unit shall on a reoccurring basis park more than two vehicles on Association property.
4. Only approved vehicles, can be parked on Association property.
5. Motorized campers thirty (30) feet in length or under, may not be parked on Association property for longer than seventy-two (72) hours, in a twelve month period without prior written permission of the Board.
6. No major or lengthy vehicle repairs are allowed.
7. No vehicle may be jacked up for any reason other than to change a flat tire.
8. Parking on Association property shall be restricted to areas designated for parking by pavement markings.
9. No parking or driving on the grassy areas.

Changes or Additions.

No signs, initials, numbers or any other additions or alterations to the parking spaces may be painted, displayed or built by an owner or occupant. This does not apply to a uniform numbering or lettering system that may be applied to all parking spaces by the Association, acting through the Board of Directors.

(OVER)



PARKING (CONT.)

Second Designated Parking Space (Lease)

Unit owners (or their tenants) needing a second designated parking space may, after execution of a lease agreement and payment of the prescribed fee, for a period of not less than one (1) year, lease a second space from the Association. No unit may lease more than one (1) parking space. Payment shall be made in full and must be received by the Association, before the start of the year in which the space is to be leased. For purposes of this section, a year shall be from January 01, to December 31, or any part thereof. Lease agreements shall be automatically renewed from year to year upon payment of the prescribed fee.

Registration of vehicles.

Residents shall register with the Association, all vehicles they regularly park on Association property.

Responsibility

Each unit owner, is responsible for their vehicles and the vehicles of their tenants, guest, and invitee/s.

Towing.

Any vehicle that is in violation of this policy, shall be subject to removal from the Association's property, at the owners expense.

Enforcement.

The Association, shall have the right as provided for in the governing documents, to enforce, the aforementioned parking policy by any proceeding at law and this includes recovery of all costs incurred, including court costs, attorney fees, including such fees and costs on appeal.

THE ASSOCIATION IS NOT RESPONSIBLE FOR THEFT OF AND/OR DAMAGE DONE TO VEHICLES WHILE ON ASSOCIATION PROPERTY.

LOTS & UNITS.

1. No articles or items shall be hung from the outside of the units or windows, etc.
2. Front and rear porches shall not to be used for storage or other uses not consistent with outdoor living use and accordingly, may contain outdoor furniture and the like, but no items inconsistent with this description are to be kept or left on said porches. i.e., appliances, auto parts, indoor furniture, clothes line or racks, etc.
3. Each unit shall be used as a single family residence and for no other purpose.
4. No business of any kind shall be conducted in any residence.
5. No noxious or offensive activity or nuisance shall be carried on, in or about any lot, unit or the common area.

Rules, Regulations & Policy
Revised, 02/05/94
Page Three

LOTS & UNITS (cont.)

6. No sign or notice of any kind shall be displayed to public view on a lot, unit or in the common area, except customary name and address signs and a standard size Real Estate "For Sale" sign which may be displayed within the confines of the front and/or rear porches.
7. All unit owners will be required to maintain the Interior/Exterior of their unit in a condition comparable to it's original condition, excepting normal wear and tear.
8. Materials used for the maintenance of the exterior of all Units are subject to the approval of the Board of Directors since uniformity must be met.
9. No unit may be leased for less than a continuous period of Six (6) months.
10. Notification to the Board of Directors of all new owners/tenants is mandatory and must be done within seven (7) days of occupancy. The following data must be supplied to the Association by the owner:
 - a. Owners and/or tenants name, address, phone number.
 - b. Description of vehicle/s including tag number.

PETS.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or common area. However, dogs, cats and other customary kept house pets may be kept in the units subject to the following:

- a. No pet may be kept, bred or maintained for commercial purposes.
- b. All pets must be on a leash while on common property and walked near the roadside and not near the units.
- c. No dog/s shall be left unattended on the front or back porch areas of the units.
- d. No pet shall be allowed to run loose in or about the common areas.
- e. Any pet found objectional to other residents because it's threatening or creates a nuisance, i.e., running wild, excessive barking, etc., will not be allowed

COMMON AREAS.

1. Nothing shall be done or kept on any lot or on or about the common area, which would increase the rate of insurance relating thereto without the prior written consent of the Association and no owner shall allow anything to be done or kept on his lot or on the common area that would result in the cancellation of insurance on any part of the common area or which would be violating any law. Any activity that increases the liability risk to the Association is prohibited. i.e., Yard/Garage sales on common property and contractors doing work on the common areas without the express written consent of the Association, etc. Signs or notices are prohibited in the common areas.
2. Should the screens and/or framing used for the porches and/or corridors need to be replaced, the color, type, style and materials used for replacement shall be consistent with the general scheme in existence.
3. No rubbish, trash, garbage or other waste material shall be kept or allowed on any lot, unit or in the common area except in sanitary containers located in appropriate areas concealed from public view.

(OVER)

Rules, Regulations & Policy

Revised, 02/05/94

Page Four

COMMON AREAS (cont.)

4. No outbuilding, basement, tent, shack, garage, shed, trailer or temporary structure of any kind will be allowed on any lot or upon the common areas within the subdivision either temporarily or permanently.
5. Nothing shall be altered in, constructed on or removed from the common area except with the written consent of the Association.
6. No building, fence, wall or other structure shall be commenced, built or maintained upon the properties, nor shall any exterior addition to or change or alterations therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing by the Board of Directors or by an Architectural Committee appointed by the Board of Directors.

MAINTENANCE ASSESSMENT COLLECTION POLICY.

1. Each monthly assessment is due and payable on the first day of the month: Any assessment not paid within 30 days after the due date shall be deemed to be delinquent.
2. Delinquent assessments will be assessed a one dollar (\$1.00) fee to cover the cost of preparing and sending a late notice. Additionally, delinquent accounts will be charged interest from the due date at the rate of six (6) percent per annum. A fifteen (15) day notice of lien may accompany the late notice.
3. In the case of a payment that remains unpaid forty five (45) days past the due date or more, a lien upon the delinquent unit will be filed as provided in said Article IV, of the Declaration of Covenants, Conditions and restrictions. Such lien will include a sixty-six (\$66.00) dollar administrative cost, interest and reasonable attorney's fees. A copy of the lien will be sent to the unit owner.
4. If the lien is not satisfied within fifteen days of notification to the unit owner, it will be referred to the Association's attorney with instructions to foreclose said lien against the property.
5. Checks returned by your bank unpaid, will be assessed a TEN (10.00) dollar administrative processing fee, and bank charges

CABLE TELEVISION POLICY

1. Cable T. V. converter boxes provided by Vision Cable, shall be the sole responsibility of the unit Owner/s, reasonable and ordinary wear and tear excepted. Unit owners shall be responsible for converters issued to their tenants.
2. Upon cancellation of service, all converter boxes must be returned to Vision Cable by the unit owner/s or their tenants.
3. Per our contract, Vision Cable will bill the Association for the value of any unreturned converters. Unit owners shall have thirty (30) days from the mailing of a notice by the Association by certified mail, return receipt requested, to tender reimbursement to the Association. Any converter reimbursement not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of six (6) percent per annum.
4. The association may bring an action at law against the unit owner personally obligated to pay the same or place a lien against the unit owner's property and proceed to foreclose the lien in the same manner as provided for liens for monthly maintenance assessments or special assessments. No owner may waive or otherwise escape liability for reimbursement provided for herein by sale of and/or abandonment of their unit.

REVISED AND ADOPTED, 05 FEBRUARY 1994
[BOOK OF MINUTES, UNIT OWNERS, ETC.]