

## SAMPLE RULES

**THESE ARE GENERIC SAMPLE RULES AND ARE TO BE USED ONLY FOR GUIDANCE. RULES SHOULD BE CHECKED AGAINST ALL APPLICABLE LAWS AS WELL AS THE GOVERNING DOCUMENTS OF THE ASSOCIATION. NO REPRESENTATION IS MADE THAT ANY OR ALL OF THESE RULES ARE APPLICABLE TO ALL ASSOCIATIONS.**

### 1. 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. However, if necessary, batteries may be "jump" started and flat tires changed in order to remove the vehicle from the property. Under no circumstances may cars be left unattended while on jacks or blocks.

D. No vehicles 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 manger.

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

**(NOTE: MUST COMPLY WITH APPLICABLE STATE LAW ON TOWING.)**

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.

2. Pets

A. All 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.

B. Dogs must be on hand held leashes and under the control of the person accompanying them at all times.

C. 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 relieves itself on Association property, the person accompanying the animal shall immediately clean up and dispose of the waste material off site.

E. Unit Owners shall be responsible for all damages to Association property caused by pets, whether the pets are owned by the Unit Owner, their family members, tenants, or guests.

3. Exterior Modifications (**NOTE: IF PERMITTED**)

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 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 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.

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 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 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.

4. 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 written consent of the 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 family members, pets, guests or tenants or the action of the family members, 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. Personal property including by way of example and not in limitation outdoor equipment, may not be left in roadways, driveways, or lawn areas overnight or indiscriminately strewn over the common area at any time.

5. Miscellaneous

A. 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 Board.

B. 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 Board or by court order.

C. Combustion Materials

No inflammable, combustible or explosive fluid, material, chemical or substance except for normal household uses are permitted to be kept in any unit.

D. Seasonal Decorations

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

2. Season decorations should be removed within seven (7) days after the appropriate holiday.

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

E. Smoke Detectors

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

F. Enforcement of Rules and Regulations

After giving the Unit Owner written notice of a violation and an opportunity to show cause why a fine(s) should not be imposed, the Board may fine violators a fine for each day a violation continues