

Rules - General

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General Rules:

- 1) All guests must be accompanied by a resident / owner.
- 2) Resident / owners are personally responsible and liable for any damage to the buildings, furniture, or equipment caused by any resident / owner or their guest. All repairs will be handled by the Association and billed to the responsible party.
- 3) Resident / owners are to leave all areas and facilities used in an orderly condition.
- 4) Resident / owners may use barbecue grills, provided the grills are placed five (5) feet or more from any buildings or any fences. Any damage created by the use of the grill, will be repaired by the Association and billed to the responsible party,
- 5) Personal property shall not be left unattended in any common areas. Personal property left in the common areas may be removed by the Association as deemed necessary. The Association shall not be liable for the property.
- 6) For the safety of all resident / owners, please limit driving speeds through the complex to ten (10) miles per hour.
- 7) No additional plantings, fencing or outdoor fixtures shall be added to the landscaping without the prior written approval of the Board of Directors.
- 8) No part of the Property shall be used for any purpose except housing and the common purposes for which the Association was created. Each dwelling unit shall be used as a residence for a single family unless otherwise permitted in accordance with the Bylaws.
- 9) Occupants are expected to treat one another with courtesy and respect. In order for everyone to have peaceful and quiet enjoyment of the Property and their Dwelling unit; radios, recording machines, sound systems, and TV sets are to be turned to a minimum volume between the hours of 11:00 PM and 8:00 AM. Unnecessary noise and loud conversation in the common areas should be avoided during these hours.
- 10) No occupants shall permit anything to be done or kept in his or her dwelling unit or in common areas which will result in the cancellation of insurance on any of the Property or contents thereof or which would be in violation of any public law, or ordinance.
- 11) Each occupant shall keep his or her Dwelling Unit in a good state of preservation, repair and cleanliness.
- 12) Nothing shall be done in any Dwelling Unit or in any common areas which may structurally change any of the buildings, nor shall anything be altered or constructed in or removed from the common areas, except upon written consent of the Board of Directors.
- 13) No noxious or offensive activity shall be carried on in any Dwelling Unit or in the common

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areas, nor shall anything be done therein which may be or become an annoyance or nuisance to other Occupants. No Occupant shall make or permit any disturbing noises in the buildings that may disturb the comfort or enjoyment of other Occupants. All Occupants shall keep the volume of any radio, TV, sound system, or musical instrument in their Dwelling Unit sufficiently reduced at all times so as not to disturb other Occupants.

14) No Dwelling unit shall be used for any unlawful purpose and no Occupant shall do or permit any unlawful act in or upon his or her Dwelling Unit.

15) Resident / Owners are required to keep the patio area neat and clean. Only appropriate outdoor furniture and equipment should be kept on the patios. Garbage cans are not to be stored on the patio.

16) Christmas lights and decorations may be placed on the exterior of the Unit from Thanksgiving to January 31st, When installing lights, no permanent mark (hole) may be made to the siding.

17) The Board of Directors shall have the power to issue a warning or to levy an assessment, the amount of which shall be determined by the Board of Directors at its discretion, for any rule infraction.