

No major maintenance or repair of automobiles, motorcycles, trucks, etc. or vehicles with excessive oil leaks, shall be allowed in the complex.

No vehicle shall be driven on or allowed to park on the grass

#### **RENTAL UNITS**

Owners renting out their units are responsible for turning in a SIGNED RENTAL AGREEMENT to the Property Management Company in order to avoid a fine of \$60.00.

C. The RENTAL AGREEMENT MUST be submitted within 10 days upon rental of the unit.

D. Copies of the RENTAL AGREEMENT may be obtained from the Property Management Company.

E. *Home owners' are liable for violations of the Rules and Regulations by their tenants and/or tenant's guests.*

#### **5.0 HOUSEKEEPING-EXTERIOR APPEARANCE**

B. No rubbish or debris of any kind shall be placed or permitted to accumulate upon the common property or next to any unit.

F. No aluminum foil, sheets etc shall be used as window covering. Blinds, shades, drape or curtains are acceptable.

G. Residents may not paint or otherwise alter the exterior surface of a unit or any common element without prior Board approval and then only in colors and materials approved by the Board of Directors. (See modifications) At the owner's expense, the Board of Directors may correct any alterations made without their approval.

I. Window screens and treatments (blinds, shades, drapes) are to be maintained and kept in good repair at all times.

J. Any broken windows panes must be replaced within 10 days of becoming damaged.

#### **ROOFS**

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#### **.0 TERMITE INSPECTION**

A. Owners are strongly encouraged to have their units inspected annually for termites.

If after a termite inspection, a unit is found to be infested, the resident is **REQUIRED** to notify the Management Company, who in turn will notify each homeowner in the adjoining units (to the affected unit) that they **MUST** obtain treatment at the same time. The cost to treat each unit shall be the responsibility of each homeowner.

**0 MISCELLANEOUS**

- A. Each unit shall be known as and limited to single family residential use.**
- B. No obnoxious or offensive activity may be carried on or permitted in any part of the property. No nuisance will be permitted to exist or operate upon the common property or in connection with any unit. No offensive activity may be carried on in any unit, or anything done there, which is or may become an annoyance or detriment to other units, their occupants or owners.**
- C. The Board of Directors, in its sole discretion, shall have the right to determine the existence of any nuisance.**

**VIOLATION PROTOCOL:**

- 1st offense: Ten days to rectify the problem.**  
**2nd offense: \$25.00 Penalty with ten days to appeal.**  
**3rd offense: \$50.00 Penalty with ten days to appeal.**  
**4th offense: \$100.00 Penalty with ten days to appeal.**  
**5th offense: \$ 200.00 Penalty with ten days to appeal.**

**Malicious Mischief---- \$250.00 fine.**

**Penalty Rate Schedule Effective July 1, 2002**

**As per Section 4.0 of these Rules and Regulations, owners are responsible for turning a signed rental agreement form into the Management Company. (Failure to do so will result in a \$ 60.00 Penalty.)**

**Yards should be free of trash, weeds and any other unsightly materials**