

Stromberg HOA – Restriction Reference Guide

ACW – Heating and Air Conditioning Equipment – Heating, ventilating and air conditioning equipment and solar energy systems shall be located solely in areas designated by the Association's Board of Directors.

COM – Common Areas – No Owner shall obstruct any of the Common Areas nor shall any Owner place or cause or permit anything to be placed in any of the Common Areas without the written approval of the Board of Directors. Nothing shall be altered or constructed in or removed from the Common Areas, except with the prior written consent of the Association's Board of Directors.

ELE – Electrical and Sound Equipment - No Owner shall install outside his Townhome any radio, television, antenna or other electrical equipment, fixtures or items of any kind, without the prior written permission of the Board of Directors.

GBG – Garbage and Trash - Trash, garbage and other waste shall be kept only in approved sanitary containers and shall be disposed of in a clean and sanitary manner. No waste will be permitted on any part of the Common Areas. No disposal of trash, garbage or other waste shall violate any local, state or federal hazardous or toxic waste law, rule or regulation.

LOT - Leases of Townhomes - No Owner may lease less than his entire Townhome. All leases shall be in writing and shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation, the By-laws, and the Rules and Regulations, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease.

NUS – Nuisance - No nuisance, public or private, no noxious, offensive, improper, immoral, or unlawful activity constituting a nuisance or which, in the judgment of the Association's Board of Directors, may cause unreasonable noise or disturbance to others shall be conducted or maintained in the Common Areas, Lots or Townhomes. All laws, orders, rules, regulations or requirements of any public authority having jurisdiction over the Common Areas and Submitted Property shall be observed and complied with.

PET – Pets - No animals or fowl may be kept on the Common Areas or Lots, except that the keeping of small, orderly domestic pets (e.g. dogs, cats or caged birds provided they are under 20 pounds) not to exceed two (2) pets per Lot is permitted subject to the Rules and Regulations; provided, however, that such pets are not kept or maintained for commercial purposes or for breeding; and provided, further, that any such pet causing or creating a nuisance or disturbance or noise shall be permanently removed from the Submitted Property and Common Areas within ten (10) days after delivery of written notice from the Association's Board of Directors. Pets shall not be permitted upon the Common Areas unless accompanied by an adult and unless carried or leashed and the pet owner keeps the Common Area clean from use by its pet(s). Any Owner who keeps or maintains any pet upon any portion of the Submitted Property shall be deemed to have indemnified and agreed to hold the Association and each Owner free and harmless from any loss, claim or liability of any kind or character arising by reason of keeping or maintaining such pet within the Submitted Property. All pets shall be registered with the Association's Board of Directors and shall otherwise be registered and inoculated as required by law. The Board of Directors may establish reasonable fees for registration of pets not to exceed the additional costs incurred by the Association resulting from the presence of such pets.

SIG- Signs - No sign of any kind shall be displayed to the public view on or from any building site without the prior consent of the Association's Board of Directors, except standard real estate signs (16" x 24") and address numbers or Townhome identification.

SEC – Security – Owners shall, at all times, comply with the Rules and Regulations as the Association may promulgate for the security of the Owners and their occupants.

TIM – Timesharing Arrangements - No Townhome shall be subjected to or used for any timesharing, cooperative, licensing or other arrangements that would entail daily, weekly, monthly, or any other type of revolving or periodic occupancy by multiple Owners, cooperators, licensees, or timesharing participants.

VEH- Prohibited Vehicles and Structures - Except as permitted by the Rules and Regulations (which may completely prohibit the same) of the Association, no trailer, motor home, boat, recreational vehicle or large, commercial-type vehicle of any kind shall be parked or stored on any Lot or the Common Areas except in spaces that may be specifically designated for that purpose. No vehicle shall be repaired or rebuilt on the Common Areas, and no inoperative vehicle may be kept on any Lot or the Common Areas. Motorcycles, motorbikes, motorscooters, and similar vehicles shall not be operated on the Common Areas except directly between a parking space and public road. Parking spaces shall be used for parking purposes only. No structure of a temporary character, such as a trailer, shack or other out-building shall at any time

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be used as an office, temporarily or permanently. No detached structure may be constructed without first having been approved by the Association's Board of Directors and any such building must conform in every respect, including materials, with the exterior construction of the Townhome on that same Lot. The decision of the Board of Directors shall be final with respect to the prohibition of a vehicle or activity under this section.

WIR – Wiring - No Owner shall overload the electrical wiring or operate any machines, appliances, accessories, or equipment in such manner as to cause, in the judgment of the Association's Board of Directors, an unreasonable disturbance to others, or connect any machines, appliances, accessories or equipment to the Common Areas without the prior written consent of the Board of Directors.