

The Villas at Brandywine Bay Association, Inc.

RULES AND REGULATIONS

3/2017

General

Each Owner is responsible for the proper conduct of members of his family, his tenants, guests and service personnel. He should be certain that they understand and observe all rules and regulations promulgated by the Board of Directors of The Villas at Brandywine May Association, Inc. (the "Villas Association").

Staff

The number of each employees and maintenance subcontractors permitted in the budget is limited and each has a full work schedule. Only the managing agent or the President of the Villas Association is authorized by the Board of Directors to give instructions to or direct the activities of the maintenance staff or maintenance subcontractors.

Security

Security is the responsibility of each and every resident of the Villas Project. Depending on the nature of the situation, Owners are requested to notify the Sheriff's office, the managing agent, or a board member of the presence of any suspicious person, trespassing or unusual activities in the projected area. It is also suggested that the managing agent and security guards be notified when a residential unit will be left unoccupied for an extended period of time.

Guests

No children under sixteen (16) years of age are permitted to occupy a residential unit unless the parents or the Owners are in residence at the same time. Any request for exceptions to this rule should be made in writing to the Board of Directors. Guests of Owners or lessees should be given copies of Rules and Regulations and Owners will be responsible for compliance by guests with such rules. The facilities of the project are for the exclusive use of the Villas Association members, lessees, resident house guests, or visitors accompanied by a member or lessee. No guest or relative of any member or guest or relative of any lessee of a residential unit, other than a house guest or relative actually in residence, shall be permitted to use any of the common areas unless accompanied by a resident.

Noise

Being thoughtful of one's neighbors is an especially important consideration in a multi-family building. Loud noises from television, stereo equipment, musical instruments, annoying pets and other disturbances should be avoided at all times, and especially during the hours between 11:00 p.m. and 8:00 a.m. If an Owner or occupant of a residential unit should be disturbed by noise, he should notify the managing agent or a board member. The use of fireworks, explosives, firearms, or other hazardous devices is prohibited on Villas property.

Children

Reasonable supervision of children by a responsible adult must be exercised at all times. Special attention should be exercised while driving within the project to ensure the safety of all children.

Pets

Household pets are permitted, provided they do not become a nuisance to other Owners and that they are on a leash at all times when in any of the Common Areas. No more than one household pet may be kept on any Lot without prior written permission of the Villas Association Board of Directors. Pet owners must make sure that they clean up immediately after their pets. Proper cleanup means complete removal of pet deposits, bagging and disposal in the dumpster. Tossing the pet deposit into the shrubbery is not acceptable.

Facilities

Water and other common utilities shall not be used or left running for unnecessary or unreasonable lengths of time. No one shall interfere in any manner with the normal operation of watering apparatus or lighting devices utilized for the benefit of the Common Area.

Trash

All residents are expected to share in the responsibility for maintaining clean grounds throughout the Common Area. All rubbish, trash, or garbage should be carefully placed in the receptacles provided, and shall be regularly removed from the residential unit, service courtyard or patio area. Dumpsters provided are for normal household garbage only that has been properly bagged and sealed. The dumpsters are not provided for lawn debris, furniture, hazardous material, or other items not considered to be normal household garbage. No items will be picked up that is lying beside the dumpster area. All garbage must be placed inside of the dumpster. The dumpsters are for Villas residents only. If you notice anyone that you feel is not a Villas resident using the dumpster for their own personal use, please report this to the managing agent.

Hazards

Owners are responsible for seeing that nothing is placed in storage areas which would be a fire hazard. In addition, no Owner shall use or permit to be brought into any dwelling unit inflammable oils or fluids such as gasoline, kerosene, or other explosives or articles deemed hazardous to life, limb or property. The discharge of fireworks or any other noisemaking or explosive device is expressly prohibited on any part of the Villas Properties at all times.

Exterior Maintenance

To maintain a uniform and pleasing appearance of the exterior of the townhouse buildings, no awnings or projections shall be attached to the outside walls or balconies. No signs, notices, or advertisements shall be exposed on any window or other part of the dwelling units, except such as have been approved by the Board of Directors. Any and all equipment, toys, bicycles, storage containers, wood etc. shall be kept inside walled service areas and shall not be visible from adjacent units or nearby streets and parking areas. No exterior antennas or satellite dishes of any kind shall be placed on Villas property. No one, without the written approval of the Board of Directors, shall modify, or install any fixtures, monuments, or decorative items (such as flags, birdhouses, bird feeders, garden statues, etc.) on walls or outside of the walls. Homeowners should replace bulbs in outside fixtures. Any exterior maintenance problems or questions should be directed to the managing agent.

Balconies and Patios

Articles of clothing, towels, linens, etc. shall not be hung from balconies or over walls. No objects shall be kept on ledges of windows or balconies. No fixtures, monuments or decorative items such as flags, statues, birdhouses, etc. shall be placed on walls or outside of walls without the written approval of the Board. In the event that any item is determined by the Board to detract from the overall beauty of the Villas properties, the homeowner will be requested to remove it. This rule is for the benefit of all owners. No litter is to be swept from any dwelling onto grass or walkways. Each owner who plans to be absent from his or her unit for an extended period of time must prepare the unit by removing all outside furniture, plants, and other loose objects from balconies and patios. Do not toss cigarettes, cigars, or any other objects into the external swelling or common areas. In the event of strong winds and hurricanes, remove all outside items from the balcony and patio areas. Patios and balconies are not to be used for any type of storage (such as coolers, skateboards, sporting equipment, etc.)

Parking

Two paved parking spaces are located within convenient access to each lot. Only operable automobiles without logos or advertisements shall be parked in these spaces. No commercial vehicles are allowed in the parking area. The Villas Association requires that all other vehicles

including watercraft, golf carts, and trailers be parked at all times in the designated area away from the automobile parking lot. Visitors are requested to use the slot marked GUEST or park at the entrance to Bay Court or by the swimming pool. If pool parking is necessary, please do not park around the entrance of the pool, rather please park further down. Cooperation and consideration are the key words regarding the parking lots. Please keep your cars locked when parked. Vehicles in violation will be towed at the vehicle owner's expense.

Plumbing

Water closets and other water apparatus in the buildings shall not be used for any other purpose than those for which they were constructed. Any damage resulting from misuse or negligence of misuse plumbing apparatus shall be the responsibility of the owner of the unit. Check plumbing regularly and repair any leaks or running toilets immediately. If you plan to be away from the unit for extended periods of time, you may want to consider cutting the water off to your unit and turning off the breaker for your water heater.

Use of Cycles, Skateboards, Motorbikes, Etc.

The greens and walkways in front of the dwelling units and the entranceways to the dwelling units shall not be obstructed or used for any purpose other than ingress to and egress from the dwelling units. No bicycles, skateboards, scooters, carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of these areas. Motor Bikes shall be prohibited from operation in the Villas Properties at all times.

Entry to Units

The agents of the Villas Association and any contractor or workman authorized by the Villas Association may enter any dwelling unit, patio or courtyard at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Covenants, Conditions and Restrictions, the Articles of Incorporation or the Bylaws of the Villas Association or the Management. Except in cases of emergency, entry will be made only by prearrangement with the Owner.

Leases

Tenants are subject to the same Rule and Regulations as unit homeowners. Homeowners are responsible for giving copies of the Rules and Regulations to all tenants. Homeowners shall include proper language in the lease agreements to allow for lease termination and right of re-entry by the homeowner if the tenant is in violation of the Rules and Regulations.

Remedy for Violations

The Board of Directors of the Villas Association reserves the right to change or revoke and existing Rules and Regulations and make such additional rules as shall be necessary or desirable for the safety and protection of The Villas and promote a pleasant and congenial atmosphere for the residents. Our aim is consideration and friendliness, however, noncompliance with our regulations will result in legal action when deemed necessary.

Any questions regarding the Rules and Regulations should be directed to the managing agent: