

## **RULES & REGULATIONS**

### **Crystal Waters Condominiums**

\*As of June 19, 2012

\*Revised as of October 4, 2017

\*Revised as of June 21, 2023

**Preamble.** These Rules and Regulations have been adopted by the Board of Crystal Waters Condominiums Council, Inc., the corporation administering the condominium development known as Crystal Waters Condominiums.

Living in a condominium regime has features in common with three familiar forms of association - a government, a business, and a neighborhood. As a government, the Corporation administering the condominium, which includes each owner as a member (voter), has the power to assess fees against condominium units and their owners (like a tax) and the power to prescribe certain behavior when various members (unit owners) come into contact with each. Like a business, the Corporation administering the condominium regime has a duty to take actions in the best interest of all members and to make decisions on a sound fiscal basis. Like a neighborhood, members (unit owners) must necessarily interact with others in the neighborhood and should always attempt to act in a fair and reasonable manner towards their neighbors to promote the common good of the neighborhood.

These Rules and Regulations, as may be amended from time to time, have been adopted to provide guidance in all these associations, along with the other constituent documents of the condominium regime, the Master Deed and Declaration of Condominium Property Regime, as amended from time to time ("**Master Deed**"), the Articles of Incorporation of Crystal Waters Condominiums Council, Inc., as amended from time to time ("**Articles**"), and the Bylaws of Crystal Waters Condominiums Council, Inc., as amended from time to time ("**Bylaws**").

The terms used in these Rules and Regulations have the meaning given them in the Master Deed; the phrase "common area" means "common elements" as used in the Master Deed, both limited and general.

- 1. Residential.** Each condominium unit shall be used only for single family residential purposes. No professional service-based business shall be operated out of any unit such as a day care, studio, beauty salon, doctor's office, etc.
- 2. Leases.** Condominium units may be leased, but any lease must be in writing, and must be expressly made subject to the Master Deed, the Articles, the Bylaws and these Rules and Regulations, as may be amended from time to time. A copy of any lease must be delivered to the Board (rent may be redacted). As set forth in the Bylaws, no tenant shall have any right to vote unless the owner(s) of the condominium unit gives such tenant a written proxy in accordance with the Bylaws. Leasing a unit does not limit the responsibility of the unit owner to comply with the Master Deed, the Articles, the Bylaws, and the Rules and Regulations. By way of example, a lease that requires a tenant to pay the assessments against the unit in no way absolves, as between the unit owner and the Council, the Unit owner from responsibility for the payment of those assessments.

3. **Common Areas.** Nothing, including without limitation decorating material and landscaping material, shall be placed in the common areas without the prior written approval of the Board of the Council and then only for such times and subject to such conditions as may be imposed by the Board. No boats, recreational vehicles, baby carriages, bicycles, motorcycles, or other items of personal property shall be left unattended in the common areas. Any items of personal property left in any common area, with or without the permission of the Board, shall be at the sole risk of loss of the owner thereof; neither the Board nor the Council shall have any responsibility or liability for the loss, damage, destruction, or theft of any property.
4. **Landscaping in Limited Common Areas.** Any Landscaping other than landscaping that currently exists will need prior written approval from the Board. This includes any decorative items. The Board retains the right to reject what it deems inappropriate.
5. **Holiday Decorations.** Outdoor Christmas decorations may be displayed from November 15<sup>th</sup> through January 15<sup>th</sup>. A limit of three (3) decorations are permitted both in the front and back yards. These items include such things as inflatable, etc. This does not include lights on trees or shrubs, porches and decks, wreaths or swags on doors, windows or garages which are permitted in good taste without limitation. Other Holiday decorations may be displayed four (4) weeks before the Holiday through one (1) week after the Holiday. No decorations are to be placed on the roof, roof line or gutters.
6. **Fences and Decks.** All fences and decks may not exceed the width of an individual unit. All fences should not exceed four (4) feet in height. Any such fence must be an ornamental fence, black in color, made of powder coated aluminum and must include a gate. The Unit owner must maintain all fences and decks. All maintenance of the area inside of any approved fence erected by a unit owner shall be responsibility of that homeowner. This includes such things as the trimming and mowing of the grass. All fences and decks must be approved in writing by the Board prior to construction.
7. **Condominium Home Exterior.** No changes (including color) shall be made to exterior doors, garage doors, windows or trim without prior written approval from the Board.
8. **Storage Areas.** No outbuildings, storage sheds, upright storage cabinets or dog houses will be permitted. Any equipment, tools or non-decorative items shall be stored inside and not on patios, decks or surrounding areas.
9. **Parking.** Persons shall not park in any spaces designated for the use by a particular Unit owner. Parking spaces that are not assigned to a Unit owner shall be used in common by all Unit owners, and their guests and invitees. Unit owners expecting a large number of guests at any given time should instruct those guests to park on the side of the street where their unit is located to avoid blocking the right of way. Parking in the grass is forbidden. Boats and recreational vehicles are not permitted to be parked in personal parking spaces or the street for more than 36 hours in one given period nor consecutive or alternating days to avoid the 36-hour restriction.
10. **Noise.** Unit owners shall not make or permit to be made any disturbing noises that will unreasonably interfere with the rights, comfort, and convenience of other unit owners. All unit owners shall keep the volume of any radio, amplifier, stereo, television, or musical instrument sufficiently reduced so as not to disturb others. Unit owners or guests shall not set off fireworks,

such as bottle rockets, or any type that explode in the air over roofs, autos, patios, etc... No dogs are allowed to continuously bark, thus disturbing others.

11. **Cleaning.** No outside clotheslines shall be erected or placed anywhere in the condominium regime. Unit owners shall not throw trash or other materials into common areas, nor shall they shake mops, brooms, or other cleaning material out of the windows, nor shall they hang anything out of the windows or doors.
12. **Nuisances.** No noxious or offensive or illegal trade or activity shall be conducted in any unit or in the common areas (elements) of the condominium regime, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood. No hazardous or toxic wastes or highly inflammable materials or explosives shall be kept in any unit or in the common areas or limited common areas.
13. **Animals.** No animals, including reptiles, livestock or poultry of an kind shall be raised, bred or kept in any unit or in the common areas (elements) of the condominium regime, except that a maximum of two dogs, cats or other household pets not exceeding 50 pounds each in weight (meaning the domestic pets traditionally recognized as household pets in this geographic area) may be kept provided they are not kept, bred or maintained for any commercial or breeding purposes. All acceptable pets must have appropriate, up-to-date shots. When not in a unit, any such acceptable pets must be on a leash and at all times under the control of a resident. No unit owner shall stake their pet(s) outside for an extended period of time. In all instances the owner or handler of such pet must clean up and immediately remove any animal feces from any area in which it is deposited. The Board may impose a fine of not more than \$10 per occurrence on any unit owner not abiding by this requirement.
14. **Receivers/Transmitters.** No antenna or microwave or other receivers or transmitter (including those currently called "satellite dishes") shall be erected or placed on any unit or in any common or limited common areas (elements) of the regime unless the design and placement are approved by the Board in writing before installation. Any damage resulting from the installation of such receivers/transmitters shall be the responsibility of the Unit owner, not the association.
15. **Signs.** No signs for advertising or for any other purpose shall be displayed anywhere in the common areas (elements), except one sign for advertising the sale or rent of a unit, which shall not be greater in area than 9 square feet. Any vehicle that has advertising or signage for any type of business or industry must be kept in the garage.
16. **Trash.** No common areas (elements) shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Trash, garbage, or other waste shall not be kept in any unit or in the common areas (elements) except in sanitary containers and in areas designated by the Board.
17. **Garbage Cans.** Garbage cans must be kept in the garage except when they are put out for garbage collection. Cans may be set out the day before collection and must be returned to the garage the day of collection.
18. **Attire.** All persons shall be properly attired when in common areas.

- 19. Restrictions on Lake Usage.** Unit owners and their guests shall not wade, swim, or in any way enter the Lake. Further, Unit Owners and their guests shall not use boats/watercraft of any kind on the lake. The only exception would be boats used for maintenance purposes. Unit Owners and their immediate family members are permitted to fish from the Lake's bank and keep their catch if they wish, provided they abide by the state regulations for fishing as follows:

Bass: Daily limit of six (6) and minimum size of twelve (12) inches.

Crappie: Daily limit of thirty (30) with no size limit.

Bluegill: No daily limit or size limit.

Catfish: No daily limit or size limit.

However, all minors must be accompanied by a Unit Owner. Unit Owners shall not permit trash or other debris around the Lake.

- 20. Flying of the American Flag:** The American Flag may be flown at the “rear” of any unit at any time. Flying of the American Flag on the “front” of the unit is allowed only during a national holiday. It is requested that the appropriate rules for displaying our Nation’s Flag are observed. No other flags shall be flown on the front of any unit.
- 21. Transfer of Rules.** All rules and regulations in this document will transfer to any subsequent Unit owner per current condo law.