

**BELLE TERRE PROPERTY OWNERS ASSOCIATION, INC.**

**RULES AND REGULATIONS FOR OWNERS AND RESIDENTS**

**Common Assessments**

If any installment (a) remains unpaid fifteen (15) days after the due date, then the Executive Board may assess a "late charge" on the installment in an amount of fifteen percent (15%) of the installment (or of the amount outstanding on such installment, if less) or such other charge as the Executive Board may fix by rule from time to time, and (b) remains unpaid thirty (30) days after the due date, then the Executive Board may also assess default interest equal to 1.5% of such assessment per month, or such other rate of default interest as the Executive Board may fix by rule from time to time, which default interest shall be imposed on the first day of each calendar month, so long as the assessment remains unpaid.. There will be a charge of \$20FOR EACH CHECK RETURNED and not paid by the Owner's bank for any reason.

**General Common Areas**

No personal property or article shall be stored on or in any of the general common areas; more specifically, NO FURNITURE, LUMBER, TOYS, BIKES, MOTORCYCLES, GARBAGE, GARBAGE CANS, SPARE TIRES, LOUNGE CHAIRS, ETC., are to be left unattended on any, sidewalks, driveways, or entrances, THESE COMMON AREAS ARE NOT STOARGE AREAS FOR PERSONAL PROPERTY

**Limited Common Areas**

Balconies, patios, terraces, and decks shall be used only for the purposes intended. Items acceptable to the Association for these areas include doormats, grills, cookery, seasonal outdoor furniture, and potted plants. The area is NOT FOR HANGING GARMENTS, RUGS, or LAUNDRY, nor will storage of items not listed in this section be permitted. It is the owner's responsibility to keep it in a neat and orderly fashion.

**Installations**

Residents cannot make installations, alterations, or additions to any part of the exterior of the project. This includes antennas or wiring. No air conditioner units or any other machines may protrude through walls, out windows, on balconies or roofs except as may be expressly authorized in writing by the Association.

### Parking

No vehicle can park as to impede or prevent immediate access to any entrance or exit from the Community. The Association has the right to tow and/or fine the owners of obstructing vehicles. These parking regulations are for the convenience and safety of all residents. EMERGENCY VEHICLES MUST BE ABLE TO HAVE IMMEDIATE ACCESS TO THE BUILDING/UNITS AT ALL TIMES! Anyone found abusing these regulations will be fined by the Association up to \$500.00. Owners will be responsible for their tenants.

### Garbage

Owners and Residents shall take all garbage out to Reserve Road for pick up. Garbage must be dropped off and picked up on the same day (i.e. bins may not be left on Reserve Road overnight). Owners and Residents shall use bear proof bins for all garbage removal.

### Owner Responsibility

All owners will be held responsible for the actions of their renters. Any and all bills, fines, or damages including towing, ticketing, clean-up and dog charges incurred by the occupants of any unit will be billed back to the owner.

### Short Term Rentals and Sublets

No Owners shall permit a rental for a period of less than 180 days.

No subletting shall be permitted.

The Board of Directors, Officers, and Managing Agent shall strictly enforce these rules and regulations, by the power invested them by the Articles or Declaration of Belle Terre Property Owners Association, Inc.