

SUNDOWN RESIDENCY RULES

(See Bylaws for Details)

1. Units shall be occupied and used only for private residential purpose.
2. Owners shall neither make nor permit their guest or invitees to make any improper, offensive or unlawful use of any property comprising the condominium. In particular no use shall be made of any unit which would become an annoyance or nuisance to the unit owners.
3. Each owner shall keep and maintain the interior of his/her unit and storage area in good condition and repair. Storage of combustible materials is prohibited.
4. The exclusive property of a unit owner shall not be used or altered in any manner that would affect an increase in the expense of operation of the condominium, nor shall any structural alterations of any nature be made without express approval of the Board of Directors of the Association.
5. Each owner shall be liable for any and all damage to exclusive and or common property which shall be caused by the owner, his lessees, guests or invitees.
6. Common walk and/or other common areas shall not be obstructed, littered, defaced or misused in any manner. No signs may be exposed except those which have been approved by the Association. Disposition of garbage and trash shall only be in the receptacle designed by the Association. Any boxes must be broken down before placement into the trash receptacle. Also, no trash may be stored on the deck, or by the front door of the unit at any time.
7. No unleashed pet shall be permitted in any of the common areas. No owner shall permit a pet to become a nuisance.
8. Each unit owner shall permit reasonable access to his exclusive property by the Association for the purpose of maintenance, inspection, repair, replacement or emergency situation. For these purposes, each owner shall leave a key to their unit with the Association Secretary.

9. **No** motor vehicle other than that of private passenger type and no boats, mini bikes, motorcycle, snowmobile, truck, mobile home, golf carts, campers or camping trailer, boat trailers, utility trailer or similar terrain vehicle shall be used or kept anywhere on the premises of the condominium except in such places as may be designated by the Association.
10. All Units shall continue to have a uniform exterior color and trim.
11. The Sundown Condominium Association rental period must be 90 days or longer.

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(REQUIRED BY INSURANCE AND FIRE CODES)

1. Children and pets should be kept away from the stone wall and any drainage areas within the Sundown community.
2. The Speed Limit throughout the Sundown complex is **five (5) miles per hour**.
3. Absolutely **NO FIREWORKS** of any kind are permitted on the property at any time.
4. All Units must maintain an inside temperature of 55 degrees Fahrenheit. It is suggested that any unit left unoccupied for seven or more days should have the water lever to the unit turned to the Off position.
5. During winter, all motor vehicles must be removed for the purpose of plowing and removal of snow. Parking lots and the main road must be clear for maintenance and emergency vehicles to have access to those areas.
6. Any barbecue grill located on a deck must be away from the dividing partitions and wood frame structures, preferably at the end of the deck. No other devices which generates heat is permitted on the deck or within the common property.
7. Any wood storage on the deck must be away from the buildings or dividing partitions. Wood storage cannot block entry to any door to the unit