

Excerpt from VAHCA Article XII USE RESTRICTIONS Village at Haile Condominium Association, Inc. (VAHCA) Governing Documents Pg. 30-31, Article XIII Section 13.2 Leasing and Rental Restrictions

1. **Common elements and limited common elements.** The common elements and limited common element shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the owners, their guest and Lessees.
2. **Nuisances.** No nuisance shall be allowed upon the condominium property or within a unit, nor any use or practice that is the source of annoyance to owners, or which interferes with the peaceful possession and proper use of the condominium property by the owners. All parts of the condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist. No owner shall permit any use of a unit or make or permit Any use of the common elements that will increase the cost of insurance upon the condominium property.
3. **Lawful Use.** No immoral, improper, offensive or unlawful use shall be made of the condominium property or a unit, and all valid laws, zoning, ordinances, and regulations of all governmental bodies, having jurisdiction shall be observed.
4. **Leasing of Units.** All of the terms and provisions of the condominium documents, and these condominium rules and regulations pertaining to use and occupancy shall be applicable and enforceable against any person occupying a unit as a tenant to the same extent as against an owner. Any lease or rental agreement, whether oral or written, and whether specifically expressed in such agreement or not shall be deemed to contain a covenant upon the part of each such owner and tenant designating the association as the owners agent for the purpose of and with the authority to terminate any such lease or rental agreement, and the event of violations by the tenant of the terms and provisions of the condominium documents or condominium rules and regulations. The right of an owner to lease or rent, his unit shall be restricted as described in the declaration.

Village at Haile Condominium Association, Inc. Governing Documents Pg. 31 Article XIII Section 13.2 Leasing and Rental Restrictions

Owners may lease or rent their Units in whole or in part for non-transient occupancy and no approval by the Association shall be necessary thereof. All lessees, as well as Guests of Owners, shall be required to abide by the terms and conditions of this

Declaration, as well as the Rules and Regulations adopted by the Board of Directors of the Association from time to time. Owners are prohibited from leasing units or portions thereof for an initial term of less than (180) one hundred eighty days.

Leasing of Units: August 27, 2025 Meeting Minutes Adopted

Updated Rule/Clarification on Short Term Rental Rule for VAHCA

The Board unanimously agreed to allow condo parcels to be used and advertised as short-term rentals on sites such as Airbnb and VRBO; the Board agreed the available and furnished condo units have always attracted new customers for Haile Village Center businesses, many who are also VAHCA condo owners.

5. **Signs.** No for sale or for rent signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements or units except that the right is specifically reserved to the developer to place and maintain for sale and for rent signs on the condominium property for as long as the developer may have units to sell. The right to place and maintain for sale or for rent signs on the condominium property is also specifically reserved on the developer, developer, successor, and or assigned or any entity affiliated with the developer.
6. **Prohibited Vehicles.** No boats, campers, commercial vehicles, utility trailers, motorhomes, recreational vehicle, vehicles, or special purpose. Vehicles shall be parked on the condominium property. Any vehicle with visible advertising on the vehicle may be deemed a commercial vehicle and the sole discretion of the board, however, trucks with 1 ton capacity or less without lettering and sport utility vehicles will not be deemed to be commercial vehicles. No non-operating or non-functioning vehicle at any time shall be permitted to be parked on the condominium property except within an enclosed garage. There shall be no repair, except emergency repair performed on any permitted motor vehicle on the condominium property. It is acknowledged and agreed by all unit owners that a violation of any provisions of this paragraph shall impose irreparable harm to other owners in this condominium, and that levying of fines by the association for violations is appropriate.
7. **Exterior Appearance.** No owner shall decorate or alter any part of a unit so as to affect the appearance of the unit from the exterior. Such decoration or alteration shall include, but not be limited to, painting or illumination of the exterior of a unit, display of plants or other window treatments, draperies, window, shades, screen, doors, and lights. The association shall have the sole discretion, which

may be based on aesthetic principles only, to determine compliance with this provision.

8. **Antennas.** No antennas of any type designed to serve. A unit shall be allowed on the common elements or limited common elements, except as may be provided by the association to serve as a master antenna or other equipment may be operated on the condominium property which interferes with television signal reception.
9. **Noise.** Should noise transmission create a disturbance or a nuisance, the responsibility is with the owner to abate the noise transmission and not the association. In order to ensure the comfort of all owners and authorize users, radio, hi-fi, and television sets, and any and all other such audio equipment, generating noise should be turned down to a minimum volume, so as not to disturb other persons. All necessary noises should be avoided.
10. **Obstructions.** Sidewalks, entrances driveways, passages, patios, courts, stairways, corridors, holes and or all other areas intended for common use must be kept open and shall not be obstructed in any manner. Rugs or mats, except those either permitted or placed by the association, must not be placed outside of doors and corridors. No sign, notice or advertisement shall be inscribed or exposed or at any window of a unit or any part of the condominium property, except such as shall have been approved in writing by the association, or is permitted by the condominium documents; nor shall anything be projected out of any window on the condominium property. All personal property of Owner shall be stored within the unit.
11. **Children.** Children are to play only in Arias, either designated or clearly intended for play, and they are not to play in public areas, or other common areas which would cause obstruction. Reasonable supervision by parents or guardians must be exercised at all times when children are playing on the condominium property.
12. **Entry for emergencies.** In case of emergency or originating in or threatening any unit, regardless of whether or not the owner is present at the time of such emergency, the board of the association, the management company or any other person authorized by them, she'll have the right to enter such unit for the purpose of remedying or debating the cause of such emergency, and such right entry shall be immediate and to facilitate entry in the event of any emergency, the association or it's designated shall be allowed to retain a key for each unit.

13. **Plumbing.** Plumbing shall not be used for any other purpose than those for which it was constructed, and no sweeping, rubbish, rags or other foreign substances shall be deposited into plumbing. The cost of any damage, resulting from misuse shall be borne by the owner.
14. **Solicitation.** There shall be no solicitation by any person anywhere on the condominium property for any cause, charity, or purpose whatsoever, unless specifically authorize in writing by the board or the management company, except for solicitation by the developer or an entity affiliated with the developer in marketing, the sale or rental of units.
15. **Window Screens and Pets on Balconies:** November 4, 2024 Meeting Minutes
Adopted Rules: The Board unanimously adopted the following rules: 1. Condo owners are responsible for screens being installed; they must match from the streetside view with other condos nearby. 2. There shall be no missing screens in any condo window with the understanding that any new windows budgeted and installed by VAHCA will include new screens when feasible. 3. No pets shall be left unattended on condo balconies.