

PARKSIDE TOWNHOMES ASSOCIATION

RULES AND REGULATIONS

All owners, tenants and guests of Parkside Townhomes Association shall be subject to the following rules and regulations, together with any subsequently adopted amendments. All owners must sign a copy of the rules and regulations to acknowledge their obligations and return a signed copy to the Association. Owners will be subject to a \$100 fine for failure to return a signed copy of these rules and regulations to the Association within 10 days of being presented a copy.

All owners who lease their unit must have the tenant sign a copy of these rules and regulations which shall become a part of the lease, and if these rules are not adhered to, shall nullify said lease. A copy of all leases with the signed rules and regulations shall be sent to the Association within 10 days of the signing of the lease. Owners will be subject to a \$100 fine for failure of their tenants to return signed copy of these rules and regulations to the Association within 10 days of the signing of the lease.

I. USE AND OCCUPANCY

- A. All Lots shall be used for dwelling and lodging purposes only. Occupancy of any Lot shall be limited to two (2) adults or two (2) children per bedroom. No business activity shall be conducted on any Lot which is not permitted by law or governmental regulation, nor which would materially increase motor vehicle traffic in the parking areas.

II. COMMUNITY ENVIRONMENT

- A. Owners, tenants and guests are responsible to keep common areas and limited common areas (including but not limited to porches, patio areas, driveways and yards) clean, uncluttered and free from all debris that does not belong in the yard.
- B. Owners, tenants and guests shall not damage or destroy Association property. Parents and/or legal guardians shall be responsible for any damage caused by children to Association property. Violation of these rule may be deemed a major violation. In addition, the responsible party shall be assessed the cost of cleaning, replacement and repair of damaged Association property.
- C. Criminal activity by owners, tenants and guests as defined by local, State or Federal codes resulting in an arrest or conviction may be deemed a major violation.

III. NOISE / DISTURBANCES

- A. Homeowners Association living requires mutual consideration for neighbors. As a result, thoughtfulness and good judgment shall be exercised at all times in limiting noise.
- B. Quiet time is from 10:00p.m. to 7:00 a. m. During quiet time, no noise shall be created which is capable of being heard outside the unit. In addition, there shall be no noise in common or limited common areas including the parking lot during quiet time.
- C. Notwithstanding the hours of quiet time, social gatherings, pets or electronic devices such as radios, stereos, vehicle radios and TVs are not permitted to disturb the peace of neighbors **at any time**.
- D. Practice or playing of musical instruments shall be restricted to indoors only between the hours of 3:00p.m to 7:00p.m. and must not disturb the peace of neighbors.
- E. Owners, tenants and their guests shall not otherwise create any noise or disturbance which is offensive, disturbing or otherwise detrimental to any other person.

IV. VEHICLES AND PARKING

- A. All vehicles shall be registered with the Association Manager.
- B. No trucks with a capacity of one ton or more, recreational vehicles, motor homes, snowmobiles, campers, trailers, boats or boat trailers or similar vehicles (other than passenger automobiles or pickup or utility trucks with a capacity of one ton or less) shall be parked, stored or kept on any portion of the Parkside Townhomes.
- C. No work on automobiles or other vehicle repair shall be performed in any visible or exposed portion of Parkside Townhomes.
- D. Abandoned or inoperable vehicles shall not be stored or parked on any portion of the Parkside Townhomes. An abandoned or inoperable vehicle is any vehicle which has not been driven under its own propulsion for three (3) weeks or longer and which appears incapable of operation. A written notice describing the abandoned or inoperable vehicle and requesting its removal shall be personally served upon the Owner or tenant or posted on the vehicle. If such vehicle has not been removed within 72 hours after notice is given, the Association may remove the vehicle without liability, and the expense of removal shall be charged against the Owner or tenant.

V. PETS

- A. Tenants are not permitted to keep pets.
- B. Subject to the prior written approval of the Association, one pet may be kept on a Lot. Only dogs, cats and other non-exotic household pets shall be permitted. Dogs and cats shall be neutered.
- C. Approvals for a pet issued by the Association effective after April 01, 2006 shall require a \$100 non-refundable pet fee.
- D. All Owner's pets shall be registered with the Association Manager.
- E. Permitted pets shall not be allowed to run at large and shall not cause any nuisance by noise or otherwise. Any animal waste deposited on the Common Elements shall be immediately removed by the pet owner and placed in a trash receptacle.
- F. No other animals, livestock, rabbits, birds, or poultry of any kind shall be kept, raised or bred on any portion of the Parkside Townhomes.

VI. SANITATION

- A. Each lot shall be kept in a good, clean, attractive and sanitary condition and repair consistent with the requirements of a first class residential development.
- B. No trash, ashes, garbage, rubbish, debits or other refuse shall be dumped, stored or otherwise accumulated on the Parkside Townhomes. Each owner or tenant shall provide and use their own trash receptacle for the temporary storage and collection of solid waste, which shall be stored away from public view and protected wind and animals.

VII. VISUALS

- A. No owner or tenant shall replace, repair, reconstruct or alter any part of the exterior of any building, including all Common Elements, without the written consent of the Association.
- B. No towers, exterior radio, television or communication antennae or dish receivers larger than one meter in diameter, pens, sheds, fences or other structures shall be permitted without the prior written approval of the association.
- C. Owners and tenants may display one United States flag provided the display complies with the Federal Flag Code, 4 U.S.C. 4 to 10. Flags displayed on the exterior of units shall not exceed twelve (12) square feet total. Flags displayed on windows visible to the public shall not exceed one (1) square foot total.

- D. No signs of any kind shall be displayed to the public view on or from any portion of the Parkside Townhomes except political signs (as defined in Section E. below), those signs approved by the Association, ordinary real estate signs required by law.
- E. Political signs are defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue. Political signs may be erected no sooner than sixty (60) days in advance of the election for which they were made. The signs must be removed within seven (7) days after the election for which they were made. Signs shall not exceed three (3) square feet per face or six (6) square feet total.
- F. Proper window coverings shall be used at all times. Newspapers, cardboard, foil, sheets or other makeshift window coverings are not permitted.
- G. No laundry shall be dried or hung outside any building.

VIII. FINES AND SANCTIONS

Unless otherwise indicated, any violation of any of the rules and regulations shall be considered a minor violation.

Owners and tenants are responsible for the action of their guests and violation by guests shall be assessed to the owner/tenant.

Without limiting or electing remedies, and in addition to those remedies available at law, the Association may levy fines or other sanctions for any violation of the Declaration of Covenants or the Rules and Regulations. Before any fine or sanction is levied, the Association shall provide written notice of any violation to the alleged violator. Notice shall be served via certified mail upon mailing. Said notice shall contain the possible penalties and shall provide the alleged violator with an opportunity to be heard. Within ten (10) days of service of notice, the alleged violator shall file a written response to the allegations with Association manager stating the grounds for challenge and make a demand for a hearing before the Association Board. Otherwise default shall enter and the fine or sanction will be imposed.

Minor violations:

- First Violation: Warning, together with the reasonable costs associated with cleaning, repair or replacement if appropriate.
- Second Violation: \$25.00 fine, together with the reasonable cost associated with cleaning, repair or replacement if appropriate.
- Third Violation: \$75.00 fine, together with the reasonable cost associated with cleaning, repair or replacement if appropriate.

Fourth Violation: \$200.00 fine, together with the reasonable cost associated with cleaning, repair or replacement if appropriate.

Major Violations:

First Violation: \$300.00 fine, together with the reasonable cost associated with cleaning, repair or replacement if appropriate.

(Signature of Owner/Tenant)

(Date)

(Printed Name of Owner/Tenant)

PARKSIDE TOWNHOMES ASSOCIATION

VEHICLE REGISTRATION

UNIT NUMBER: _____

VEHICLE MAKE/MODEL: _____ COLOR: _____ TAG#: _____

OWNER: _____

VEHICLE MAKE/MODEL: _____ COLOR: _____ TAG#: _____

OWNER: _____

VEHICLE MAKE/MODEL: _____ COLOR: _____ TAG#: _____

OWNER: _____

VEHICLE MAKE/MODEL: _____ COLOR: _____ TAG#: _____

OWNER: _____

Vehicle Rules and Regulations (from Parkside Townhomes Rules & Regulations)

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- D. Abandoned or inoperable vehicles shall not be stored or parked on any portion of the Parkside Townhomes. An abandoned or inoperable vehicle is any vehicle which has not been driven under its own propulsion for three (weeks) or longer and which appears incapable of operation. A written notice describing the abandoned or inoperable vehicle and requesting its removal shall be personally served upon the Owner or tenant or posted on the vehicle. If such vehicle has not been removed within 72 hours after notice is given, the Association may remove the vehicle without liability, and the expense of removal shall be charged against the Owner or tenant.

PARKSIDE TOWNHOMES ASSOCIATION

PET REGISTRATION

UNIT NUMBER: _____

OWNER: _____

PET INFORMATION:

SPECIES: _____

BREED: _____

COLOR: _____

NAME: _____

Pet Rules and Regulations (from Parkside Townhomes Rules & Regulations)

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