

RULES AND REGULATIONS SET FORTH BY OUR DOCUMENTS FOR VILLA OWNERS

The following rules and regulations have been adopted by the Association and are required to be observed by all residents and Guests. Provisions for their strict enforcement are established in the Declaration to which these rules are attached.

1. Noise levels must be kept within acceptable standards at all times, and during the hours of 11:00 pm through 9:00 am. Conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the living unit.
2. The Association will be responsible for regular care and maintenance of the common areas and the front and side yard areas of each lot. Any extraordinary maintenance to these areas caused by the negligence or misconduct of an occupant shall, however, be assessed against the lot owner. Owners shall be responsible to maintain the rear yard areas of their lots in a neat and slightly appearance at all times. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.
3. Occupants may make additional plantings within their respective lot areas, but maintenance and damage to such plantings shall not be the responsibility of the Association or its Management Contractor. No plantings may be made within the Common Area except by the Association or its Management Contractor.
4. Porches, patios and yards shall not be used for the storage of personal property, or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the living units. These areas must be kept in a clean and neat appearance at all times, whether or not they are enclosed.
5. Each living unit may be used as a residence for one (1) family containing no persons under the age of eighteen (18) years, and for no other purpose whatsoever. Children under the age of eighteen (18) are welcome in the community as Guests not to exceed 21 days or nights per 12 month period, and there is no desire to restrict their normal activities. Nevertheless, children are required to observe the same restrictions as apply to adults, and adult residents with whom children are visiting will be held responsible for the children's observance of these rules and regulations.
6. No more than One Dog or One Cat or other domestic animal weighing not more than twenty-five pounds (25) at maturity may be permitted to be kept within each living unit upon written approval of the Association. In granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances to determine its suitability to community living and the likelihood of disturbance to others. Any pet which disturbs, annoys, threatens or harms persons or damages property within the community shall be deemed a nuisance and may result in the Association requesting removal of the pet. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall so notify the owner, and he shall have two (2) weeks to remove the pet from the community. If he shall fail to do so, he shall be in violation of these rules and regulations and the Association shall thereupon have full authority to compel the eviction and removal of the pet by any lawful means. By keeping a pet within the community, the pet owner assumes full and total responsibility for all injuries, damages, costs and expenses caused by the pet to any part or to the Association property. Pets, including pets belonging to visitors, shall be leashed with the leash held by an individual and under control at all times while the pet is outside of the unit and within the common area and shall only be walked in areas designated by the Association for this purpose. Pet owners shall remove all excrement from these areas, as and when left by the pet and properly dispose of same. No other animals may be raised or kept by any owner, and no more than one pet may be kept by any owner. Pet owner will provide proof of compliance with state and local requirements for licensing and rabies vaccination.

7. No antennas may be installed upon the exterior of any buildings without the prior written consent of the Association and compliance with the applicable section of the Declaration of Covenants and Restrictions. Except as otherwise provided herein, no signs advertising or notices of any kind shall be displayed on the exterior of any living unit, nor shall the same be posted or displayed in a manner as to be visible from the exterior of any unit. This prohibition shall expressly apply to "For Rent" or "For Sale" signs. Notwithstanding the foregoing, the owner may place one professionally lettered, real-estate sign no larger than eighteen inches by twenty-four inches on the owner's property announcing an open house when a unit is for sale. Open house signs may be displayed only on Saturdays or Sundays and then only from 1:00 pm through 4:30 pm on the day of the open house. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. Additionally, each unit owner may identify their living unit by a name plate of a type and size approved by the Association or its Management Contractor and mounted in an approved place. Estate sale signs, no larger than eighteen inches by twenty-four inches, may be displayed only on Saturdays or Sundays and then only from 9:00 am through 5:00 pm on the day of the sale and are not allowed without prior Board approval. Only one sign in front of the Owner's unit is allowed. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. An estate sale constitutes a liquidation of an estate for one who is deceased. The installation of one satellite dish per household will be allowed and approved after the appropriate application is submitted to the Board of Directors of the Villas of Lake Arbor Association, Inc. The satellite dish may not exceed 18 inches in diameter and must not be installed on common grounds. All villas must attach the dish to their own unit; with responsibility of expenses belonging to the villa owner. The installation to begin after you have received the written reply of the approval.
8. Garbage and trash shall be disposed of only in areas designated for such by the Association. Garbage is to be put out the day of removal, not the night before. Unit owners are responsible for advising their contractors to remove all debris from the property at the end of each day. Community trash pickup is on Monday and Thursday outside of your unit. Dumpster pickup is Monday, Wednesday and Friday.
9. The Association has the exclusive authority to determine the exterior appearance of all Buildings. No owner or occupant shall make any exterior repair, modification or painting without the prior written approval of the Association. No exterior enclosures, storage sheds or other structures whatsoever may be installed in, or constructed upon, the lots or common areas.
10. The care and maintenance of the common areas has been contracted through a management contractor. No owner or occupant shall attempt to direct, supervise or assert any control whatsoever over the employees of the Management Contractor, or to otherwise interfere with the contractor's maintenance responsibilities. All requests for service, care and maintenance of the Common Areas shall be made to the Association or its Management Contractor in writing.
11. All official notices of the Association shall bear the signature of an officer and the official seal of the Association, or in the alternative, the Management Contractor. No member shall make, circulate or post notices of any kind or type whatsoever, which purport or represent to be an official notice of the Association or its Management contractor. Notices of a social nature may be freely circulated. However, such notices must bear the signature of the party circulating the same, and such party shall be fully responsible for their contents.
12. The Recreation Facilities within the common areas of the Villas of Lake Arbor must be used in a manner that will respect the rights of all community residents. Use of the Recreation Facilities will be controlled by rules and regulations issued from time to time by the Association and posted at the facilities.
13. Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their living unit. No occupant's vehicle shall be parked in the common roadways or in such a manner as to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their Guests, tenants, licensees or invitees to park vehicles in the driveways or parking areas of other owners.

Driveways, carports and parking areas are intended for parking of transportation vehicles and shall not be used for the storage of recreational vehicles, equipment or craft, or repair of servicing vehicles. No commercial vehicles shall be parked within the community, except for that reasonable time required to allow the owner or operator of the commercial vehicle to make a delivery, provide a service, or otherwise conduct their business transaction. A commercial vehicle is any vehicle that bears the name, logo, coloring, tools, stock or equipment reflecting the trade, business or occupation of the vehicle. The term 'commercial vehicle' does not include any governmental vehicle, emergency vehicle, or military vehicle. Commercial vehicles found in violation of the foregoing are subject to be towed from the property at the owner's expense after prior notice to the owner.

14. A unit owner within the Villas of Lake Arbor may not lease his or her unit for the initial 24 months of ownership. After owning a unit for a period of 24 months, a unit may be leased in accordance with the following restrictions. In the event of a proposed lease of unit, the owner shall submit a copy of the lease and such other information as the Board may reasonably require for consideration and approval by the Board. Submission of all such information shall be at least fourteen (14) days prior to the inception of the lease. The Association shall approve or deny the proposed lease within fourteen (14) days of the submission date of the fully completed lease and application form and such other information as reasonably requested by the Board of Directors. The Association may consider a lessee's conduct with compliance with the governing documents and rules and regulations of the applicant's prior place of residence along with the applicant's criminal background. All leases shall be for a term of not less than one year. If a lessee vacates the unit prior to the end of the said one-year period, a new lease application will not be accepted unless written approval is given by the Board of Directors prior to the signing of the lease. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the unit for the initial two year holding period.
15. No fences, walls or hedgerows may be constructed upon any lot without the prior written approval of the Board of Directors, except those which have been initially constructed by the developer.
16. The carport assigned to each unit, if any, shall be maintained in a good state of repair and appearance at all times by the unit owner. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.