

**RULES AND REGULATIONS  
OF  
PATIO HOMES OF THE LUTHERAN HOME ASSOCIATION**

1. **General.**

- a. Patio Homes of The Lutheran Home Association (the "**Association**"), acting through its Board, has adopted the following Rules and Regulations. These Rules and Regulations may be amended or supplemented from time to time by resolution of the Board.
- b. The capitalized terms used in these Rules and Regulations not otherwise defined herein, unless the context otherwise requires, shall have the meaning set forth in the Declaration applicable to Patio Homes of The Lutheran Home Association.
- c. Whenever in these Rules and Regulations reference is made to an "**Owner**", the term shall apply to the Owner of any Unit, to his family, tenants whether licensees of such Owner, his family or tenant of such Owner. Whenever in these Rules and Regulations reference is made to the Association, such reference shall include the Association and any managing agent acting on behalf of the Association.
- d. The Owner shall comply with all the Rules and Regulations hereinafter set forth governing the Property.
- e. The Association reserves the right to alter, amend, modify, repeal or revoke these Rules and Regulations or any consent or approval given hereunder at any time by resolution of the Association or the Board.

2. **Restrictions on Use.**

- a. No Owner shall, without the prior consent of the Board or the Modifications Committee, cause or permit anything to be attached, hung, displayed or exposed on the exterior of a Dwelling, whether through or upon the windows, doors or masonry of the Dwelling. The prohibition herein includes without limitation laundry, clothing, signs, awnings, canopies, gutters, wires, antennas, seasonal window coverings or any other items. Patios shall not be used as storage areas. No patio shall be enclosed or covered by an Owner without the prior consent of the Board or the Modifications Committee.
- b. No Unit shall be used for any unlawful purpose and no Owner shall do or permit any unlawful act in or upon his/her Unit. The Units are intended for residential purposes only. No use may be made of an Unit except that of a residence for the Unit's owner, their families and social guests. No business or commercial use shall be permitted on the real estate.

- c. **Age Restrictions.** Each of the Units are to be owned, both legal and equitable, by adult persons age 55 or older. No Unit owner may transfer, sell, or assign his/her legal or equitable ownership interest in the Unit to anyone but an adult person or persons age 55 or older. In the event a Unit owner dies prior to transfer of his/her interest, his/her personal representative or trustee shall have a reasonable period of time in which to sell or transfer the ownership interest to an adult person age 55 or older.
- d. **Unit Exterior.** No clothing, sheets, blankets, laundry, or other articles shall be hung, displayed or stored outside the Units (except within the garages which are allocated to the Units), or which may be visible from the outside of the Units (other than draperies, curtains, or sheers of a customary nature and appearance and in any event subject to the rules and regulations of the Board of Directors). No Owner shall paint or decorate or adorn the outside of his Unit, or install outside his Unit any canopy or awning, or outside radio or television antenna, or other equipment, fixtures or items of any kind, without the prior written permission of the Board of Directors in its discretion. No Owner of a Unit shall display, hang, store (except within the garage which is allocated to his Unit) or use any sign outside his Unit, or which may be visible from the outside of his Unit without the prior written permission of the Board of Directors. The foregoing notwithstanding, an Owner shall be permitted to display a sign of not more than three square feet in area advertising such Owner's Unit for sale or lease. Such sign shall be located in the yard area between such Owner's Unit and the road in front of such Unit.
- e. **Pets.** No animal of any type shall be kept in any Unit or in the Common Elements, unless and until the Board of Directors has enacted rules and regulations specifically permitting the keeping of such type of animal. The Board of Directors shall have complete discretion as to whether or not it will permit the keeping of animals of any particular type. When deemed appropriate by the Board of Directors, it may, but shall not be required to, enact rules and regulations permitting the keeping of a specific type of animal in one or more, but not all, units when special circumstances are present. An example of the special circumstances contemplated hereby is the need for a seeing eye dog. The Board of Directors shall also have complete discretion as to the substance of any administrative rules and regulations enacted by it regarding the manner in which any permitted animal shall be kept, provided that the Board of Directors may not, in any case, permit the keeping of any animal for any commercial purpose. The Board of Directors shall have the right at any time, to change its rules and regulations relating to animals. Such right shall include the right to prohibit the keeping of any animal of a type permitted to be kept by previously enacted rules and regulations. Any animal permitted to be kept shall be kept in strict accordance with the administrative rules and regulations relating to such animals from time to time approved by the Board of Directors and in any event shall be kept in a manner so as to not constitute a nuisance to others.

- f. **Trash.** Trash, garbage and other waste shall be kept only in sanitary containers, and shall be disposed of in a clean and sanitary manner as prescribed from time to time in the rules and regulations promulgated by the Board of Directors.
- g. **Storage of Personal Property.** Except as provided in the Declaration or as permitted by the rules and regulations adopted from time to time by the Board of Directors in its sole discretion, no personal property of any kind whatsoever belonging to any Owner or to any guest or invitee of any Owner shall be stored, placed or kept, temporarily or permanently, in or on the Common Elements. Without limiting the generality of the foregoing, no motorized or non-motorized vehicles, boats, campers, cabs, trailer, recreational vehicles, snowmobiles, bicycles, tricycles, motorcycles or other types of recreational equipment, shall be stored on any Common Element or Limited Common Element. The foregoing notwithstanding, an Owner may: (i) keep personal property in the garage allocated to such Owner's Unit; (ii) park operational automobiles on the driveway allocated to such Owner's Unit as a Limited Common Element; and (iii) keep normal and customary lawn and patio furniture and potted plants (but no play equipment) on the lawn and patio, if any, allocated to such Owner's Unit as a Limited Common Element.
- h. **Machines.** No Owner shall overload the electrical wiring in the Condominium or operate any machines, appliances, accessories or equipment in such manner as to cause, in the judgement of the Board of Directors, an unreasonable disturbance to others.
- i. **Gardens and Shrubs.** Except as permitted by the Board of Directors in its sole discretion, and except as provided in subsection g. Above, no gardens, shrubs, flowers or other plants shall be planted by any Owner on any Common Element or Limited Common Element.
- j. **Visitor Parking.** Except for the driveway, all parking areas in the Common Elements are reserved for guests, invitees and visitors to the Condominium and shall not be used by Owners.
- k. **Blocking of Driveways.** Under no circumstances shall any Owner block access to any garage other than the garage allocated to such Owner's Unit.