

# ARBOR LAKES I CONDOMINIUM ASSOCIATION, INC.

## RULES AND REGULATIONS

In addition to the other provisions of these By-Laws, the following rules and regulations, together with such additional rules and regulations as may hereafter, from time to time, be adopted by the Executive Committee, shall govern the use of the dwellings located in the Property and the conduct of all residents thereof.

1. Each dwelling shall be used only for residential purposes.
2. Owners shall not use or permit the use of their premises in any manner which would constitute a nuisance.
3. Dwellings may not be used for business use or for any commercial use whatsoever.
4. Except as set forth below, only conventional passenger vehicles may be parked in any parking area and only if the vehicle has a valid license tag affixed to it. A "conventional passenger vehicle" shall be limited to those vehicles which are primarily used as passenger motor vehicles, and which have a body style consisting of two doors, four doors, hatchback, convertible, non-commercial pickup trucks, station wagons. Or mini-vans which do not exceed 18' in length, and utility vehicles, such as Ford Broncos, Chevrolet Blazers, Jeeps, and similar vehicles provided they are in condition substantially similar to that which existed when they were sold by the manufacturer and specifically excluding vehicles that have been modified by increasing their bumper height, off-road tires, roll bars and the like.

All other motor vehicles, including but not limited to motorcycles, commercial vehicles (any vehicle primarily used in a trade or business or having advertising or promotional information, symbols or materials affixed thereto unless covered with a magnetic or other covering as approved by the Board), trucks (any motor vehicle designed or used principally for the carriage for goods and including a motor vehicle to which has been added a carriage for goods and including a motor vehicle to which has been added a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passenger, except non-commercial pickup trucks, which are permitted and vans exceeding 18' in length), boats, campers, recreational vehicles (vehicles having either a kitchen or bathroom facilities), trailers, motor homes, mobile homes, and any and all other vehicles other than the aforescribed conventional passenger automobiles, shall be prohibited from parking in any area.

Notwithstanding the foregoing parking limitations, the following exceptions shall be made: (1) service vehicles may be temporarily parked in parking areas during the time they are actually servicing a home, but in no event overnight; (2) boats, trailers, trucks, commercial and recreational vehicles, and other prohibited vehicles may be temporarily parked in a parking area when they are being actively loaded or unloaded. No vehicle belonging to any owner or to a member of the family of an owner or guest, tenant or employee of any owner shall be parked in such manner as to impede or prevent access to another owner's parking space. The owners, their employees,

servants, agent, visitors, licensees, and the owners' families will obey parking regulations posted at the private streets, parking areas and drives and any other traffic regulations which may be promulgated in the future for safety, comfort and convenience of the owners. No vehicle which cannot operate on its own power shall remain within the property for more than 24 hours and no repair of vehicles shall be made within the property. Changing of oil in parking areas is prohibited.

No parking is permissible on the lawns or common grounds, at any time. One parking space has been assigned to each Living Unit. Spaces not assigned are for guest use only, which means that owner's parking of second vehicles is on a temporary basis only. With respect to use of "guest" parking areas, only occupants shall be permitted to use their "guest" parking spaces.

5. No more than two (2) permanent residents shall occupy each bedroom in a unit as originally designed. No waterbeds permitted.
6. No owner or lessee shall create or permit any disturbance that will interfere with the rights, comforts, or convenience of others.
7. A cat or a dog is permitted to be kept by owners or occupants. The total combined number of pets shall not exceed one (1). Compliance with county or other appropriate government agencies pertaining to, but not limited to licensing and shots shall be documented in the form of registration of all pets with the Association in a manner deemed appropriate by the Executive Committee within sixty (60) days of the effective date of this provision. Dogs & cats must be leashed or carried when on the common property or limited common property and the owners thereof shall be responsible for cleaning up after the pet. Dogs weighing in excess of forty (40) pounds are not permitted.

If any pet constitutes a nuisance in the opinion of the Executive Committee, then the owner or occupant, upon written notice from the Committee, shall immediately remove the pet.

Birds are permitted so long as they are kept indoors at all times. However, it should be noted that birds, particularly larger birds, can become a source of annoyance to neighbors and a nuisance and in such cases, may likewise be required to be removed by the Executive Committee.

Feeding wild animals and reptiles is strictly prohibited.

No fishing off the Club House deck.

8. Trash will be recycled and placed in the proper dumpster. For sanitary reasons, all trash, except newspapers, shall be in a plastic bag and tied securely before being placed in trash receptacles; cartons/boxes shall be flattened. Medical waste, such as needles, syringes, blood testing strips, etc., are not to be placed in dumpsters. Used oil, grease, or other bulk petroleum products are not to be placed in dumpsters. Tires, batteries, paint, paint thinners, etc., and horticultural waste are not to be placed in dumpsters. Large items, such as furniture or appliances, should be placed outside the dumpster area for special pick-up.

9. Barbecue cookers shall be used in courtyard only.
10. No clothes or similar articles shall be hung on balconies, privacy fences, or outdoors for any purpose whatsoever, except within Owner's courtyard below height of fence.
11. Bicycles, toys, or clutter shall not be left outside courtyards at any time. Bicycles or clutter so left shall be impounded. Such articles must be stored within the Owner's Living Unit or courtyard.
12. Pools shall be open from dawn to dusk. Children under 14 must be accompanied by a responsible adult to enter or utilize pool and/or other recreational facilities. No food permitted inside fenced areas of pool. No glass containers of any kind permitted. Drinks in plastic cups or cans are permitted in the table and chair area only. Cans must be disposed of in trash receptacles or removed from the pool area. Towels must be put on lounge chairs if lotion is being used in the pool area. Shower before entering pool. No floating devices of any kind are permitted in the pool; however, "swimmies" worn by infants and toddlers are permitted. All cigarette butts must be put in provided containers only.
13. One key for the pool, tennis court, and restrooms may be purchased from the Pool Chairperson. New Key cost is \$25.00.
14. For access to the Club House please contact the Recreation Chairperson.
15. The Association may retain keys to all units. Locks can only be changed with permission of Association and same type lock installed.
16. Designate someone to oversee unit when you are absent.
17. There shall be no assembling or disassembling of motor vehicles except for: washing, waxing, or changing tires or battery in an emergency.
18. Large trucks. Boats, trailers, motor homes, buses and other such vehicles shall not be allowed to park overnight in the parking areas, except with permission of a Board Member. All motor vehicles must be maintained as to not create an eyesore to the community.
19. Unit owner shall be responsible to the Association for any property damage to the Common Areas caused by their children or pets.
20. Owners and their guests must use only the parking space assigned to that particular Living Unit. Parking in another assigned space or on the grass surrounding the Living Unit structures will result in the vehicle being towed away at the owner's expense.
21. In addition to the foregoing, all Owners and Lessees of dwelling shall abide by the Provisions of the Declaration of Covenants and Restrictions and the Articles of Incorporation and By-Laws of Arbor Lakes I Condominium Association, Inc.

22. All signs posted in the common areas and Arbor Lakes I must be observed.
23. Renters and home owners must have the Rules and Regulations manual and must Sign a receipt of acknowledgement upon request. Their guests must abide by Rules and Regulations.
24. No moving or yard sales permitted. (Local Fleamarkets have stalls for rent).

Rules and Regulations are essential to the success of a well managed community whose residents are quite satisfied with their surroundings and their neighbors.

Community living in many cases is not easy. For many of us, the closeness of our neighbors means a certain loss of independence and privacy. We now should be a little more considerate of "The guy next door" and hope that he is a little more considerate of us.

This will happen if we are all willing to be involved with the adherence to the rules and regulations. If there is a problem, do what you can to correct the problem.

With our acceptance and compliance of these rules and regulations, coupled with pride in our community, we will achieve our goal of pleasant quality living at FOXMOOR LAKES.

Board of Directors