

## **HARBOR RIDGE TOWN HOME CONDOMINIUM**

### **RULES AND REGULATIONS**

1. No Unit, or any portion thereof, may be used for any purposes other than as a residence, except that Declarant may use Units for sale offices and models, as provided in the Declaration. No signs may be maintained on the exterior of any Unit, or on the Common Elements or Limited Common Elements, except such signs as Declarant may, in its sole discretion, place or maintain in connection with the advertising, marketing, sale or leasing of Units, as provided in the Declaration and except such small signs as the Association may wish to maintain to identify portions of the Property and/or provide directions for vehicular and pedestrian traffic.
2. The exterior of any Unit may not be decorated, except for holiday decorations as approved by the Executive Board, or altered in any way by the Unit Owner without the consent of the Executive Board. All wooden decks, fencing, trim and exterior doors shall be maintained by the Association on a schedule determined by the Executive Board. No hot tubs or wading pools may be placed outside a Unit without the approval of the Executive Board.
3. Unit Owners may elect to add storm doors to their Unit at their own expense. The manufacturer and style of the storm door shall be determined by the Executive Board. No storm door may be installed on a Unit, except as approved by the Executive Board.
4. Nothing may be hung or shaken from the windows or placed upon the exterior

window sills of the Unit. All drapes, shades, curtains, blinds or other window treatments shall have a backing that is white or off-white in color or shall be colored white or off-white. All window screens are to remain on the windows at all times.

5. The Owner or renter shall not be allowed to put their names on any entry of the buildings, except in the proper places as may be designated by the Executive Board for such purposes.
6. No bicycles, scooters, baby carriages or other similar toys or other personal articles may be allowed to stand in any of the Common Elements.
7. No Unit Owner may make or permit any noises that will disturb or annoy the occupants of any other Unit or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Unit Owners.
8. Each Unit Owner shall keep his Unit clean and in good repair and shall not sweep or throw from the doors or windows, any dirt or other substances. The Association will be responsible for routine maintenance of the exterior of the Buildings, except for washing the exterior of the windows, replacing light bulbs in exterior lights, sweeping sidewalks, driveways, patios and decks, and maintaining any flowers or vegetables planted as permitted by paragraph 18 of these Rules and Regulations, which shall be the responsibility of each Unit Owner. Unit Owners shall not attempt to modify the time that exterior lights are on, which is controlled automatically by a photocell.
9. No radio or television aerial, satellite dishes, shades, awnings, window guards, ventilators, fans or air conditioning devices may be used on the exterior of the Unit without the consent of the Executive Board.

10. Pets shall be permitted only as provided for by the Declaration. If any owner or tenant brings in a pet that is not permitted under the Declaration, such pet shall be removed from the premises. In the event any legal action or proceedings become necessary, the owner or renter will also be responsible for such costs.
11. No sign, notice or advertisement shall be inscribed or displayed on or in any window or other exterior part of the Unit without the consent of the Executive Board, nor shall anything be projected out of any window without similar approval. This restriction shall not apply to Declarant in the exercise of its rights to advertise, market, sell or lease Units, as provided in the Declaration.
12. All garbage and refuse from the Unit shall be deposited with care in garbage containers, which shall be kept in the Unit Owner's garage. Garbage containers must be either black, burgundy or green in color. All garbage containers shall be removed from the curb as soon as practicable after the trash has been collected, but no later than twelve (12) hours after garbage pick up. All garbage disposals shall be used in accordance with instructions given to the owner by the Declarant and/or the Executive Board.
13. Water-closets and other water drains in the Unit shall not be used for any purposes other than those for which they were constructed nor shall any sweepings, rubbish, rags, paper, ashes, or any other article be thrown into them. The cost to repair damage to the Common Elements resulting from such misuse shall be borne by the Unit Owner where the misuse occurred.

14. No vehicle belonging to an owner or to a member of his family or a guest may be parked so as to prevent ready access to another Unit Owner's garage, nor may any vehicles be parked on any streets in the Common Area. No vehicles shall be parked overnight on any areas in the Condominium other than a Unit Owner's driveway or garage. Unit Owners and their family members and guests will obey the parking regulations posted at the private streets, parking areas, and drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owner. Any vehicles parked in a non-designated area shall be towed at the owner's expense. No boats, campers, trailers, recreation vehicles, motorcycles, or bicycles may be parked or stored on any driveway, lawn or street.
15. No vehicles shall be repaired, tuned or otherwise mechanically serviced on the Property, except that vehicles may be washed, waxed, vacuumed or otherwise cleaned on the Unit Owner's driveway or in their garage.
16. If a vehicle interferes with snow plowing services, the vehicle will be towed, at the owner's expense, and the owner will incur the cost for any additional plowing due to obstruction of streets caused by outside parking of vehicles. If a parked vehicle prevents the plowing of an Owner's driveway, the obstructing vehicle will not be towed, however, the driveway will not be plowed.
17. The Unit Owner shall not use or permit to be brought onto the Condominium Property or into any Unit inflammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed extra hazardous to

life or property, without the written consent of the Executive Board.

18. Any owner wishing to plant flowers, trees or shrubs in the Common Area must obtain the written consent of the Executive Board. Unit Owners may plant flowers and certain vegetables in such areas in the rear of their Units as are designated by the Executive Board, without the written consent of the Executive Board, provided these areas are properly maintained by the Unit Owner. The permitted vegetables shall be determined by the Executive Board.
19. The Unit Owner shall keep the interior of the patio and garage clean and orderly and the garage door closed as much as possible.
20. Unit Owners may elect to enclose their rear patio or deck at their own expense. The Executive Board shall approve a common set of plans and specifications for all patio or deck enclosures using the same materials and colors as are currently on the Building, at least to the extent available. Prior to the commencement of construction, the Unit Owner shall:
  1. Obtain the Executive Board's written approval of the contractor selected to do the work; and
  2. Deposit with the Executive Board \$1,000 to assure the Association that the work will be done in a good, workmanlike manner. The \$1,000 deposit shall be returned to the Unit Owner when the work is completed to the satisfaction of the Executive Board and the Common Area has been repaired to its previous condition, including resodding any areas of the

lawn that have been disturbed. The \$1,000 deposit will be waived if the Declarant is hired to do the work.

The enclosed patio or deck shall continue to be part of the Limited Common Area, however, the Unit Owner shall be responsible for all maintenance of this area, including both the interior and exterior. The exterior shall be maintained so that it conforms to the exterior of the Building as closely as possible.

21. Unit Owners shall be responsible for the actions of their family members and guests. Any damage to other Units, Buildings, Common Elements or Limited Common Elements caused by a Unit Owner or his family members or guests shall be repaired at the expense of the Unit Owner.
22. The Executive Board shall retain a passkey to all Units. No Unit Owner shall alter any lock or install a new lock without the prior written consent of the Executive Board. Where such consent is given, the Unit Owner shall provide the Executive Board with an additional key for use by the Executive Board pursuant to its rights of access to the Unit within twenty-four (24) hours of said change.
23. Requests for the interpretation of or an exception to these Rules and Regulations shall be submitted in writing to the Executive Board.
24. Complaints regarding the Buildings, Units or Common Elements or regarding actions of other Unit Owners shall be made in writing to the Executive Board.
25. No Unit Owner may allow a minor to be the sole occupant of any Unit as a permanent resident.
26. The Executive Board may withdraw consent, amend, modify, add to or repeal these Rules and Regulations at any time.
27. To insure compliance with these Rules and Regulations, the Executive Board will:
  - (a) First, advise the owner and/or tenant by telephone of any violation of the rules and regulations;
  - (b) Second, advise the owner and/or tenant in writing of any violation of the rules and regulations and provide ten (10) days notice to rectify any



problem;

- (c) Third and final, advise the owner and/or tenant by certified mail of any violation of the rules and regulations and provide ten (10) days notice to rectify any problem.

If the violation has not been corrected after notice has been served to any owner or renter, the Executive Board will take any appropriate action to correct the violation and forward any costs for same to the owner or renter. Refusals may result in appropriate legal proceedings.