

RULES AND REGULATIONS OF
ASHWOOD CONDOMINIUMS

529-96-0047

GENERAL

1. Every resident is responsible for compliance with the rules.
2. After suitable notification the enforcement of these Rules and Regulations shall be by ASSESSMENT of at least \$100.00 per offense and/or reimbursement for any costs of resulting damages at the discretion of the Board of Directors. Unit owners are responsible for any assessment for a violation even if the unit is under lease. VIOLATION ASSESSMENTS will be collected in the same manner as maintenance fees with the same collection procedures applying as outlined in the Declaration and By-Laws.
3. A condominium owner and/or occupant shall be liable for the expense of any maintenance, repair and/or replacement made necessary by his negligent act or by that of any member of his family or guests, employees, agents or lessees. Such liability shall include any increase in fire insurance rates caused by misuse or abandonment of a condominium unit or its appurtenances. Costs resulting from the mis-use, abuse or vandalism of common areas or recreation facilities will be billed to the responsible homeowner by the Association. Minors and guests are the responsibility of their sponsoring homeowners. Tenants and homeowners are jointly and individually liable. Destructive acts should be reported at once to any member of the Board so that the cost to correct any destruction can be charged to those responsible.
4. Costs resulting from the mis-use, abuse or vandalism of common areas or recreation facilities will be billed to the responsible homeowner by the Association. Minors and guests are the responsibility of their sponsoring homeowners. Tenants and homeowners are jointly and individually liable. Destructive acts should be reported at once to any member of the Board so that the cost to correct any destruction can be charged to those responsible.
5. "No noxious or offensive activity shall be carried on upon any Lot, or Common Area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other Owners." Owners and/or occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 p.m. and the following 8:00 a.m.

6. No sidewalk, driveway, parking area, public hallway, walkway, or stairway, or any other Common Area shall be obstructed in any manner, nor shall any Owner store or place or cause to be stored or placed any object in such area.
7. No radio or television antennas shall be attached to any of the Buildings or maintained outside of an Apartment without prior written consent of the Board.
8. Disposition of garbage and trash shall be only by use of common trash facilities.
9. The facilities will not be used for the purpose of any political or religious meeting nor for any promotion or private business.

PERSONAL RESIDENCES

10. Tenants/owners or their guests are forbidden to operate any form of business out of the condominium.
11. All window coverings should be uniformly compatible (color, pattern, etc.) with the exterior of the property. Windows are to be covered with generally accepted materials for such purpose - blinds, curtains, etc. Wood, foil, paper, paint and other such "coverings" are not allowed.
12. A unit owner and/or occupant may place on balconies or patios appropriate casual furniture normally utilized on patios and balconies together with plants and flowers; provided, however, the Board may direct the removal of any item which, in its discretion, detracts from the general appearance of the project or does not conform to uniformity of the property. The patio or balcony of a unit shall not be used for the drying of laundry or the airing of bedding, or enclosed, unless approved in writing by the Board; no cooking to be done on said balcony or patio without first accepting full financial responsibility for any damage to any unit or common element. Any planting or gardening done in the Common Areas becomes a permanent part of the Common Landscaping and the property of the Association.
13. Owners and/or occupants are not permitted to have anything done or kept in their units or limited common areas which would increase the rate of insurance or the insurance premiums of the Condominium Property, or which will obstruct or interfere with the rights of other owners or annoy them. No items which may create a fire hazard shall be kept or used in any condominium unit or common areas.
14. The total number of occupants in a one (1) bedroom cannot exceed two (2) people. The total number of occupants in a two (2) bedroom cannot exceed four (4) people. Visitors staying

more than a two (2) week period will be counted as occupants. No unit shall be used for a transient, guest house or business operation.

15. Your personal and area water bills are paid for by the Association as part of your maintenance fees. This is the largest single cost paid by the Association. Please repair leaking commodes and faucets.

COMMON AREAS

16. The Common Areas are for use by all Owners. Owners will abide by the rules for public facilities as posted in such areas from time to time by the Board. Such rules and regulations will be deemed to be a part of these Rules and Regulations and will be enforceable in the same manner as provided for in the Declaration. These Rules and Regulations may be amended at any time, and from time to time, by the Board.
17. Firearms, fireworks, pellet guns, and BB guns are strictly forbidden and may not be discharged within the common areas. If these weapons are carried on the common areas, they must be enclosed in a covered carrier. Weapons which are not in a covered carrier or are fired on the common areas will be confiscated.
18. Litter resulting from the use of the recreation and common areas should be properly cleaned up and put in the waste containers by the person making the litter.
19. Signs are not permitted on common areas. There is an exception to this rule for "open house" signs for Realtors on the day of the open house. (This exception is provided to facilitate the sale of condominiums and will be withdrawn if abused.)

PARKING AND VEHICLES

20. No vehicle belonging to or under the control of a unit owner or member of the family or a guest, tenant, lessee, or employee shall be parked in such a manner as to impede or prevent ready access to any entrance or exit from a building.
21. Vehicles shall be parked within designated parking areas.
22. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.

23. Derelict automobiles will be towed away after the expiration of 72 hours on the property. Derelict automobiles will include, but not be limited to, expired plates/tags, flat tires, expired inspection sticker, inoperable condition or any other obvious state of disrepair. The homeowner is required to pay all towing fees before they claim their vehicle. The Condominium Association and the Board prohibits anyone from doing major overhauls and repairs to their vehicles.
24. Minor tune-ups and oil changes may be done on the property, provided the area involved is cleaned when finished. Oil must be properly disposed of and may not be poured down storm drains or placed in the dumpster containers.
25. No trailer, boats, structures, or out-buildings will be permitted on the Project except as may be parked or stored in an area specifically designated in writing by the Board.
26. Motorbikes, motorcycles, motor scooters and similar vehicles are not permitted on the sidewalks or common areas.

POOL

27. All swimming by adults and children of all ages will be done at swimmers' own risk.
28. Children under fourteen (14) years of age must be accompanied by a person 18 years old or over within the pool area.
29. No objects are to be thrown into or left in the pool.
30. Each resident is allowed two (2) guests in the pool area. Guests using the pool must be accompanied by a resident.
31. No pool equipment or furniture may be removed from the pool area.
32. "Horseplay", running, spitting, undue splashing, and foul language are not allowed.
33. Persons having infectious diseases, open sores, bandages, cuts or recent immunizations are not permitted in the pool or pool area.

ANIMALS

34. No animals shall be kept or housed in or upon any Unit premises except household pets. No savage or dangerous animal shall be kept or housed within any Unit or upon the common elements.

35. No more than two household pets may be kept within or upon any Unit premises.
36. All pets must be on a leash when upon the common areas and any owner or tenant who causes any animal to be brought or kept upon the premises of the Property shall indemnify and hold harmless the Association and other owners from any loss, damage, or liability which the Association may sustain as the result of the presence of such animal on the premises.
37. Owner and/or tenant shall be responsible for the repair of all damage suffered or reimbursed for any loss resulting from the acts of any animal kept or brought by such Owner or tenant upon of the Property. Pets may not be allowed to roam.
38. Pets must be restrained in such a manner as not to be obnoxious or offensive to any other owner or tenant on account of noise, odor, or unsanitary conditions.