

RULES AND REGULATIONS FOR
SPRING MEADOWS CONDOMINIUM II

1. The walkways, greens, sidewalks, entrances, passages and courts surrounding the Buildings shall not be obstructed or used for any other purpose than ingress to and egress from the Building Units.
2. The Unit Owners shall not cause anything to be hung, displayed or placed on the exterior walls, doors or windows of any Building without the express prior written consent of the Association. No clotheslines or similar devices shall be allowed on any porches or balconies and nothing shall be hung from the doors, windows, patios or balconies of any Building Unit. The only exception to the foregoing is the utilization of traditional Christmas wreaths which may be placed on the exterior of Units on an annual basis during the month of December.
3. No exterior of any Building shall be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Association, which consent may be granted or refused in the sole discretion of the Association.
4. Each Unit Owner shall keep his Unit and any patio to which he has sole access in a good state of preservation and cleanliness. Notwithstanding the foregoing, each Unit Owner shall have the right to place tables, chairs and decorative plants on any patio and, in addition, each Unit Owner shall have the right to place and utilize a spa or hot tub on the Unit's patio.
5. No awnings or radio or television aerials or antennas shall be installed by Unit Owners outside their respective Units without the prior written consent of the association.
6. No awnings shall be attached to the outside of any Unit with the exception of Owner installed patio retractable awnings. The style, type and color of the patio awnings shall be subject to the approval of the Declarant and/or the Association. The Unit Owners shall be responsible for the expense of the retractable awning, as well as any and all future maintenance.
7. Except as provided elsewhere in these rules and regulations, no sign, notice, or advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Building, except such as shall have been approved in writing by the Association. Approval may be granted or refused in the sole discretion of the Association.

8. Bicycles, scooters, wagons, and similar items shall not be parked or stored on unenclosed patios but shall be kept inside the individual units and not on any common areas.
9. No Unit Owner shall make or permit any disturbing noises, in any building, or do or permit anything to be done therein, which will interfere with the rights, comforts, or conveniences of the other Unit Owners. No one shall practice or permit either vocal or instrumental music except between the hours of 9:00 am and 6:00 pm, and then for not more than two hours per day.
10. No nuisance shall be allowed upon the Condominium property. Also prohibited is any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
11. No improper, immoral, offensive or unlawful use shall be made of the Condominium property or any part of it, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the Condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.
12. Dogs, cats and other domestic pets shall be allowed on the property, provided that the same shall not disturb or annoy other occupants of the Buildings. In no event shall any dog, cat or other domestic pet be permitted in any of the common areas of the Condominium unless carried or on a leash, nor in any grass or mulch bed under any condition. Any animal droppings on common areas must be promptly removed. No more than two domestic pets are permitted per unit.
13. No occupant of any building shall send any contractor or employee of the Association from the property on any private business.
14. The agents of the Association and any contractor or workman authorized by the Association may enter any room or Building at any reasonable hour of the day for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests, or any other reasonable purpose. "Reasonable Purpose" includes the investigation or abatement of violations of these Rules and Regulations.
15. No vehicle shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any Building, or the parking areas, by another vehicle. All persons shall obey any parking or traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners.

16. Complaints regarding the service of Buildings shall be made in writing to the Association.
17. No one is permitted on the roof of a building at any time, other than designated service persons specifically authorized by the Association.
18. No patio enclosure/sunroom shall be installed by a Unit Owner without the written consent of the Association. The Unit Owner shall be responsible for the future maintenance of any patio enclosure/sunroom.
19. No Unit Owner or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his Unit any flammable combustible or explosive fluid, material, chemical or substance, except for normal household use.
20. If any key or keys are entrusted by a Unit Owner or by any member of his family or by his agent, servant, employee, licensee or visitor to any employee of the Association, whether for such Unit Owner's Unit or an automobile, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and the Association shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.
21. Any car remaining in the Spring Meadow Condominium II parking area thirty (30) days after the current inspection sticker has expired, that has not been moved within the thirty (30) day period, will be towed away at the owner's expense.
22. A Unit Owner may plant flowers in the mulch beds immediately adjacent to their respective units. Planting of bushes, shrubs or trees may be done only with prior written approval of the Association. Approved plantings will become the property of the Association. The Association will then maintain and/or replace the plantings as it deems appropriate.
23. No boats, campers, trailers, commercial or recreational vehicles are permitted on the premises except as such commercial vehicles may be present in the usual transaction of business.
24. Garbage and materials to be recycled shall be placed in plastic bags, cans, or recycling bins, as appropriate, and deposited near the buildings for pick up on designated days.
25. Permanent occupancy of two (2) bedroom units is limited to four (4) persons and permanent occupancy of three (3) bedroom units is limited to six (6) persons.

26. The backing, or exterior side, of any blinds, curtains, drapes or other window treatment shall be either brown or white in color.
27. In the event that a Unit Owner desires to offer his Unit for sale, there shall be permitted only one visible "for sale" sign which may be attached inside of a window of the Unit. No signs are permitted outside of the Unit except that in the event that an "open house" is held, two outside signs may be erected on the day before the "open house", and must then be removed at the end of the "open house". "For Sale" signs and "Open House" signs installed by the Declarant are exempt from this regulation on initial sale of units.
28. Vehicles, including bicycles, are not permitted on the lawn area at any time.
29. The Association reserves the right to make such other Rules and Regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the Buildings, Garages and Property and for securing the comfort and convenience of all occupants thereof.
30. The Association, upon notice and an opportunity to be heard, may levy fines upon Unit Owners for violations of the Declaration, By-Laws, or Rules and Regulations. Unit Owners shall be responsible for ensuring compliance with the Declaration, By-Laws, and Rules and Regulations by their guests, servants, licensees, relatives, employees and any other persons whom they invite or otherwise cause to be upon the premises, and penalties for violations by such persons may be levied against the Unit Owner.
31. Littering is prohibited at all times in all common areas and limited common areas.
32. No vehicle shall exceed a velocity of ten (10) miles per hour on the condominium property.
33. The Declarant shall be required to pay monthly assessments regarding units retained by the Declarant only upon substantial completion of those units. Notwithstanding any of the foregoing, however, until a substantially completed unit that has been retained by Declarant is occupied, the Declarant shall only be responsible for 50% of the then existing monthly assessments. At such time as a unit owned by Declarant is occupied, Declarant shall be required to pay 100% of the monthly assessment regardless of any subsequent vacancies regarding occupancy.