

VILLAS AT NATURES EDGE COMMON INTEREST COMMUNITY

Rules and Regulations

1. Residential Purpose.

Each of the Units shall be used for residential purpose only. None of the Units may be used for manufacturing purposes or for any commercial purpose which involves any regular or frequent visits by customers for goods or services or goods offered from the residence or Unit.

As an exception, the Declarant or its designee may maintain a sales office and may maintain one or more Units as model Units, with or without a resident, until all Units have been sold by Declarant.

2. Signs.

No signs, window displays or advertising visible from outside a Unit except for a name plat or sign not exceeding 27 square inches in area, shall be maintained or permitted in and part of a Unit. In addition, not more than one "for sale" or "for rent" sign having a maximum face area of four (4) square feet, is permitted on each Unit. Any sign which does not comply with the above, but has been allowed by written permission of the Association, provided such sign complies with such permit, shall be allowed.

The Declarant reserves the right to maintain signs advertising the Common Interest Community as well as signs to identify Villas at Natures Edge and to set out safety notices where appropriate.

3. Antennas and Other Exterior Obstructions.

No exterior antenna of any sort shall be installed or maintained on any Unit except of a height, size and type approved by the Association, provided, however, that this restriction shall not apply to any T.V. or satellite antennas.

No accessory structures shall be constructed, placed or maintained upon any Unit prior to the construction of the main structure except by written permit of the Association, but then only subject to the limitation of such permit, provided that this restriction shall not apply to temporary construction shelters or facilities maintained during, and used exclusively in connection with, the construction of the main structure.

Outside clotheslines shall be maintained in such a manner so as to minimize their visibility from neighboring Units, roads or common areas.

All heat/fuel and propane tanks or similar storage facilities shall be enclosed.

4. Garbage, Rubbish & Trash.

All garbage, rubbish and trash shall be kept in covered containers. In no event shall such containers be maintained so as to be visible from neighboring Units, roads or common areas. The storage, collection and disposal of garbage, rubbish and trash shall be the responsibility of the individual Unit owner. Common buildings are responsibility of the association.

5. Nuisances.

No noise, loud music, or other nuisances shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property or its occupants. These restrictions apply to the entire project including, but not limited to, the Common Elements. Nuisances may include but are not limited to loud noises, offensive conduct, offensive language, running, riding bicycles near residences or in such a manner as to annoy residents. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells, and other sound devices (other than security devices used exclusively for security purposes) shall be located, used, or placed on any such property without the prior written approval of the Association.

6. Hunting & Discharging of Firearms.

There shall be no hunting or discharging of firearms.

7. Fences.

No fence shall be constructed on any Unit unless and until it is approved by the Association, and then only in strict accordance with the terms or such approval.

8. Parking on Common Roads.

No parking of any kind shall be permitted in the front of any Units without permission of Unit owner.

9. Repair of Buildings.

No improvement hereafter constructed upon any land with Villas at Natures Edge shall be permitted to fall into disrepair, and each such improvement shall at all times be kept in good condition and repair and adequately painted. The improvements shall be under supervision and control of the Association and the Board of Directors of the Association.

10. Drainage.
There shall be no interference with the established drainage patterns over any property within the Project except by Declarant, unless adequate provision is made for proper drainage and approved by the Association.
11. No Hazardous Activities.
No activities shall be conducted on any property and no improvements constructed on any property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no open fires shall be lighted or permitted on any property except while attended and within a contained barbecue unit in a contained fire pit approved by the Association or with a safe and well-designed interior fireplace.
12. Outside Storage.
No outside storage of building materials shall be permitted following completion of construction of a Unit.
13. Pets.
Pets which do not disturb any Members of the Association will be allowed. Pets may be exercised outside under the leashed control of and in the presence of the Owner or their representative. Pets may not be chained or otherwise kept outside unsupervised. The Unit Owner will be responsible for immediately cleaning up after the pet in the event the pet excretes anywhere in the project and diluting with water or other substance any spot where the pet urinates which is likely to cause damage to grass or plants growing at that spot. No pets may be kept that engages in aggressive behavior, barking, destructive behavior, or offensive behavior. If a Unit Owner receives three written complaints about a pet from the Board of Directors of the Association or any officer of the Association, the pet must be permanently removed immediately following the third complaint and will not be allowed to be on the project or in the Unit from and after that time. The placement of any kennels anywhere on the Subject Property must be approved in writing by the Association.
14. Utilities.
All electrical services, telephone and communication lines shall be placed underground. No overhead lines or wires are allowed.
15. Sewage system.
No outside toilet shall be constructed on any Building Envelope except a mobile temporary facility maintained during, and used exclusively in connection with, the construction of improvements on the Unit. All plumbing fixtures, dishwashers, toilets or sewage disposal system shall be connected to sewage system, which shall be owned and maintained by the individual Unit Owner.

16. Unsightly Articles.

No unsightly articles shall be permitted to remain on any part of the Property so as to be visible from adjoining property or public or private roadways. Camping trailers and recreational vehicles may be parked on the driveway of a Unit for a maximum of seven consecutive days out of a 21-day period. Camping trailers and recreation vehicles may be parked in the Common Elements only if the same is allowed by action of the Board of Directors of the Association. Without limited the generality of the foregoing statements, trailers, mobile homes, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, sleighs, motorcycles, motor scooters, snowmobiles, snow removal equipment and garden and maintenance equipment shall be kept at all times, except when in actual use, in an enclosed structure or screened from view. No repair or maintenance work shall be done on any of the foregoing, or on any automobile or pickup truck other than minor emergency repairs, except in an enclosed garage or other structure. Refuse, garbage, and trash shall be deposited in a kept in designated garbage containers in the designated areas of the Project; no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials or scrap, refuse or trash shall be kept, stored or allowed to accumulate on any part of the Property except within an enclosed structure or if completely shielded from view from anywhere outside the Unit.

17. Unattended Personal Property.

Personal property shall not be left unattended in Common Areas. Personal property left unattended in Common Areas may be removed under the direction of the Board of Directors or officers of the Association. Any property so removed that is stored will be stored at the expense of the Owner and any storage fees must be paid prior to claiming the property.

18. Leasing or Renting a Residential Unit.

No Unit may be leased or rented.

19. Maintenance, Repair and Access of Common Elements.

The Association shall maintain, repair and replace all of the Common Elements. In addition, for the purpose of preserving the uniform and high standards for appearance of the Property, the Association shall provide for lawn, shrub and tree maintenance on all Common Areas. The Association shall have easements as described in Article XII of the declarations, to perform its obligations under this Article.

Optional maintenance by Association is as follows: In addition to the maintenance described in this Section the Association may, with the approval of a majority of votes cast in person or by proxy at a meeting called for such purpose, undertake to provide additional exterior

maintenance to the Units or Residences, or maintenance of water and sewer systems within the Units.

Each Unit Owner shall maintain, repair and replace, at the Owner's own expense, all portions of their Unit. Each Unit Owner shall provide tree, shrub, and lawn maintenance within the boundaries of the Unit Owned, including removal of dead or dying trees and shrubs.

USE OF THE COMMON AREAS BY MEMBERS AND OTHER AUTHORIZED PERSONS SHALL BE AT THE USER'S OWN RISK. ALL SUCH PERSONS SHALL INDEMINIFY THE ASSOCIATION, ITS OFFICERS, DIRECTORS AND OTHER MEMBERS, AND SHALL HOLD THEM FREE OF ANY LIABILITY RESULTING FROM THEIR USE OF THESE AREAS.

20. Enforcement of Association Rules.

There shall be no violation of the Association Rules and Regulations established by the Declarant or adopted by the Board of Directors of the Association. A copy of the Rules and Regulations will be made available to the Unit Owners. If any Owners or his/her family or any guest, licensee, lessee, or invitee of such Owner or his/her family violates the Association's Rules, the Board may invoke any one or more of the following remedies:

- a. Impose a special charge upon such Owner of not more than \$50.00 for each violation with each 24-hour period during which a violation exists constituting a separate violation;
- b. Cause the violation to be cured and charge the cost thereof to such Owner; and
- c. Obtain injunctive relief against the continuance of such violation.

All Rules and Regulations of Villas at Natures Edge are subject to and must be in accordance with the Declarations of the Villas at Natures Edge Common Interest Community.