

# CANDLEWYCK CONDOMINIUMS HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS

March 23, 2013

It is the responsibility of every owner to contact your tenants of these rules and regulations which have been implemented by the Association of Candlewyck. Any "new owner" as of March 23, 2013 will be required to abide by these rules/regulations immediately. Any existing owner in violation of these rules/regulations will have a period of 90 days from this date to correct them. Fines will be imposed after the 90 days if owner has not corrected the issue or contacted the Homeowners Association to discuss their hardship.

1. The walkways in front of the units and entranceways to the units shall not be obstructed or used for any purpose other than ingress and egress from the units.
2. No exterior of any units shall be decorated by any owner in any manner without prior consent of the Board of Directors. No satellite dishes or any other objects can be attached to the exterior of the building without Board of Directors approval. If after the date of May 1, 2013, any items found attached will be removed and disposed of. It is the responsibility of the Landlord to inform all tenants.
3. No bicycles, scooters, baby carriages, and other items or toys shall be allowed to stand in any of the common areas. No boats, trailers, RVs or similar vehicles shall be allowed to stand in any of the common areas, except in the owner's allotted parking space. Any items left out in the yard front or back, common areas, will be removed and disposed of by maintenance crews, i.e.: debris, toys, bikes, etc. Exceptions for neatly coiled hoses and grills stored where authorized.
4. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the units in the development or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
5. Each owner shall keep owner's unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown there from, or from the doors or windows thereof, any dirt or other substance.
6. No shades, awnings, window guards, ventilators, fans, or air conditioning devices shall be used in or about the buildings except such as shall have been approved by the Board of Directors. All doors must be painted the same color, Behr (sheer cliff) at Home Depot. Lowes, Home Depot, Porters Paint or any other company can match to the required color. Owners must replace fogged windows seen from the street within one year of occurrence.
7. All garbage and refuse from the units shall be deposited with care in garbage containers intended for such purposes. No excuse will be acceptable for leaving anything around the trash container areas or any of the complex grounds. Fines

may be levied for tenants/owners who fail to place all trash objects in the approved containers.

8. Pets, while undesired due to potential complications, are not prohibited. If owners or tenants keep pets in their residences, they must have insurance protecting against any actions caused by their pets. Additionally, any time that the pet is allowed outside of the residence, the pet must be on a leash and accompanied by an owner. Any pet waste must be picked up and disposed of in a proper manner. Failure to comply with these requirements may be reason for the board to assess fines and penalties until compliance is achieved or pet is removed from the premises, or the pet privileges are revoked.

9. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational or otherwise, designed for profit, altruism, or otherwise shall be conducted, maintained or permitted on any part of the property, nor shall any window display or advertising, except for a "For Sale" or "For Rent" sign in a window, be maintained or permitted on any part of the property or in any unit therein.

10. Nothing shall be altered or constructed in or removed from the general common area or elements except upon the written consent of the Board of Directors.

11. All radio, television, or other electrical equipment of any kind or nature installed or used in each unit shall fully comply with all rules, regulations, requirement, or recommendation of the Board of Fire Underwriters and the public authorities having jurisdiction and the unit owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit.

12. The agents of the Board of Directors and any contractor or workman authorized by the Board of Directors may enter any room or unit in the building at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such unit for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

13. No vehicle belonging to any owner or to a member of the family or guest, Tenant, or employee of an owner shall be parked in such a manner as to impede or prevent ready access to another owner's unit. The owners, their employees, servants, agents, visitors, licensees, and the owner's family will obey the parking regulations posted on the private streets and drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners.

14. All damage to the exterior of a unit caused by the moving or carrying out any article therein shall be paid by the owner responsible for the presence of such article.

15. No owner shall permit to be brought into the units any flammable fluids such as gasoline, naphtha, benzene, or other explosive or articles deemed extra hazardous to life, limb or property, without in each case obtaining written consent of the Board of Directors.

16. All front blinds must be white or off white in color. No sheets, towels, plastic

can be seen from street. Curtains can be hung but over blinds, not seen from street. Any storm doors that are currently in place will be allowed to remain. Any new storm doors shall be full glass with a black or brown trim. Any owner wishing to plant flowers, trees or shrubs outside of the limited common area must obtain written permission from the Board of Directors before doing so.

17. Any owner wishing to plant flowers, trees or shrubs, outside of the Limited Common Area must obtain written permission from the Board of Directors before doing so.

18. Any damage to the buildings, recreational facilities, other common areas, or equipment caused by children, guest or children of guests shall be repaired at the expense of the unit owner.

19. Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.

20. These Rules and Regulations may be added to or repealed at any time by the Board of Directors.

21. No grilling within 10 feet of building (Per State Fire Code).

22. Unlicensed or inoperable vehicles will be towed at owner's expense.