

HEARTHSTONE MANOR HOME OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

RESOLUTION NUMBER:

Whereas Section 5 of Article IX and Section 2 of Article XII of the "Declaration of Covenants, Conditions and Restrictions" ("Declaration") for Hearthstone Manor provides that the Board of Directors may make and enforce reasonable rules and regulations governing the operation, use and maintenance of the properties, including Units, Common Area and Limited Common Area, provided such rules and regulations are not inconsistent with the "Declaration"; and,

Whereas Section 3 of Article XII of the "Declaration" gives the Board of Directors power to impose reasonable fines and take other action to enforce a violation of any duty imposed under the "Declaration", the By-laws, or any rules and regulations duly adopted; and,

Whereas it is the intent of the Board of Directors to promote the health, welfare, comfort and convenience for all residents of Hearthstone Manor by establishing rules and regulations applicable to all residents of Hearthstone Manor which the Board may equitably and consistently enforce; and,

Now, therefore, it is resolved that the following rules and regulations are hereby adopted, effective ---.

PARKING AREAS, PRIVATE STREETS AND DRIVEWAYS

1. Parking of vehicles, including motorcycles, motorbikes, trailers or bicycles, which prohibits the use of guest parking spaces or driveway areas is prohibited and may result in towing or removing of the vehicle without notice, at the owner's expense.
2. Traffic flow at the entrance of the property is one-way, with the eastern most lane one-way for inbound traffic only and the western most lane one-way for outbound traffic only. Exiting or entering the property in the wrong lane is extremely hazardous and prohibited.
3. No U-turns are permitted on the streets within the property.
4. The speed limit within the property is 15 miles per hour.

5. All vehicles within Hearthstone Manor must be properly licensed and in operable condition. Inoperative vehicles shall not be stored on the property. Violations may result in towing without notice, at owner's expense.
6. Vehicles infrequently driven or improperly licensed shall not be stored in common area parking spaces.
7. No major repairs to vehicles shall be done on the property.
8. Motorcycles, motorbikes, motorscooters or other similar vehicles shall not be operated within the property except on roadways only and for purposes of transportation to and from the property.
9. No motor home, mobile home, recreational vehicle, camper, watercraft or other large vehicles shall be allowed to park in common area parking spaces, on streets or driveways other than overnight or weekend parking unless specific written permission is granted by the Board of Directors.
10. The regular parking of any commercial vehicle on limited area or common area property is prohibited. Garage parking is permitted.
11. Violation of any of the above rules may result in appropriate action for enforcement of the rule and/or towing without notice, at owner's expense.

PET RESPONSIBILITY

1. Ownership of a pet carries with it the responsibility to be considerate of ones immediate neighbors as well as all Hearthstone Manor residents. All pets are expected to be maintained within the resident's unit in a quiet manner.
2. Pets are not to be outside the unit without being on a leash as required by the Metro Leash Ordinance.
3. Pet owners are encouraged to walk pets along the outer perimeter of the property. Pet droppings in any other area of the property must be properly cleaned up immediately by the pet owner.
4. Pets must not be left unattended outside the owner's unit.

5. Violations of the above pet rules and regulations may be subject to a fine of \$25.00 for the first recorded offense and \$50.00 for the second recorded offense, only after notice to the owner and a hearing by the Board of Directors. Continued violations may result in other action by the Board of Directors as provided by the "Declaration of Covenants, Conditions and Restrictions".

LAKE AND SURROUNDING GROUNDS

1. Swimming or bathing in the lake is prohibited.
2. Fishing in the lake is reserved for residents and their invited guests. Children must be supervised by an adult at all times.
3. Cleaning of fish is prohibited anywhere on the common area of the property.
4. Boating on the lake is prohibited.
5. Nothing should be placed in the lake of an aquatic nature.

TENNIS COURTS

1. Guests shall be accompanied by an owner unless they are in-house guests.
2. Players shall wear appropriate attire which will include shirt and regulation tennis shoes.
3. No bicycles, skateboards, roller skates or pets are allowed within the fenced area of the tennis courts.
4. Players are to show proper tennis etiquette at all times.
5. Last player should make sure that the lights are turned off and all gates are locked before leaving the courts.
6. Trash should be removed from the courts by respective players.
7. Tennis courts are not to be used for any purpose other than the playing of tennis.

USE OF COMMON AREA, LIMITED COMMON AREAS AND COMMON UTILITIES

1. Only lawn maintenance personnel will be permitted to use common area water unless otherwise permitted in writing by the Board of Directors.
2. Common area or limited common areas shall not be used for storage of any items.
3. Unit owners, or residents, shall keep balconies, decks and patios clean, orderly and free from clutter.
4. Balconies, decks and patios shall not be used for storage.
5. Area under decks shall not be used for storage.
6. All trash, refuse, garbage and waste of any kind must be placed in appropriate waste containers and kept within the individual's unit except on designated garbage pickup days. All trash, refuse, garbage and waste placed at curbing for pickup must be in a tightly covered container or a tightly secured plastic bag or box.
7. Water hoses and related equipment shall be removed from the limited common areas and common area when not in active use.
8. Water hoses shall not be stored by attached hangers on exterior of units or decks.
9. Do not throw cigarette butts or trash on the grounds, streets or driveways. This is unsightly and costly to clean up.

GENERAL

1. If your unit is put up for sale or lease, promptly notify the Management Company.
2. When your unit is under firm contract to sell, notify the Management Company of the closing date, purchaser's name and agent.
3. When your unit is leased, notify the Management Company the name of your leasee, the effective date and term of the lease and your new mailing address for the Association's records.