

RULES AND REGULATIONS OF
SUNSPACE CONDOMINIUMS ASSOCIATION

The following Rules and Regulations, to be effective June 8, 2016 by vote of the owners, have been approved and adopted by the Owner's of Sunspace Condominium's.

Each condominium unit owner of record will fully comply, at all times, with these Rules and Regulations and it will be the unit owners' responsibility to require family members, guests and lessees to comply with all the Rules and Regulations as set forth herein. The unit owner will also be fully responsible for any damages done to the common-owned buildings, facilities, grounds, etc., which the unit owner, his/her family members, guests or lessees may do.

1. ANIMALS. No animals or pets of any nature shall be allowed, kept or maintained at the SUNSPACE Condominiums; provided, however that each unit owner may keep and maintain one domesticated dog or cat so long as such pet is not a nuisance or obnoxious or troublesome to any other unit owner, guest, invitee, or lessee unless given written permission by the Board for an additional animal. The right to maintain one domesticated dog or cat as herein set forth shall be subject to the following conditions and reservations:

1.1 Pets shall be confined inside the unit; provided, however that if a dog is not inside the unit, or within the confines of the patio deck, it must be on a leash no longer than 8 feet in all common areas. Persistent or repetitive barking is considered a nuisance.

1.2 When dogs are taken outside of the unit and /or deck, the owner is required to immediately clean up any mess made by the pet and properly dispose of it.
A first violation of pet waste policy will result in a \$25.00 fine to the owner of the unit where the dog resides. A second violation will be \$50.00 and a third violation \$100.00. The owner will get the fine and will be responsible for notifying the tenant(s) in question. Each additional occurrence after the third will result in an additional \$100.00 fine and potential eviction.

1.3 The owner shall keep his/her deck free of fecal debris on a daily basis.

1.4 The owner shall assume full responsibility and liability for any damage to persons or property caused by his/her pet.

1.5 Guests, Invites, of the owner shall NOT be permitted to keep or maintain any pet in or outside the condominium unit at any time.

1.6 The above right to maintain one pet upon the condominium property is subject to revocation and termination at any time by the OWNER'S COMMITTEE upon its sole determination that such pet is either vicious or is a nuisance to any other unit owners, guests, invites or lessees.

2. NUISANCES. No obnoxious, offensive, or illegal activity or behavior of any nature shall be maintained or allowed within the Sunspace Condominiums and each unit owner, guest, invitee or

lessee shall occupy and use his/her condominium unit in a manner that is not offensive to the other unit owners, guests, invites or lessees.

3. NOISES. Owners and guests. Invites and lessees shall maintain as low noise levels as are reasonably possible at all times, and in no event may maintain noise levels which are offensive to other residents within the Sunspace Condominiums. Violations of this rule shall be subject to action taken by the Owner's committee against the owner and/or lessee. All outside noise will cease by 10:00 P.M.

4. RECREATIONAL EQUIPMENT. No recreational equipment shall be parked, stored or maintained by any unit owner upon the exterior property of the Sunspace Condominiums. Recreational equipment is defined to include snowmobiles, campers, trailers of every nature and description, boats, tents or other similar equipment or devices.

5. PARKING. PARKING AREA: Each unit shall have one parking space assigned on the asphalt parking lot. Up to two vehicles may be parked in each space, **Unauthorized vehicles are subject to towing at owners expense**. Parking spaces cannot be used as storage areas for vehicles, trailers, or recreational devices. Parking spaces are assigned as follows:

Unit 4	Unit 3	Unit 6	Entryway N	Unit 5	Unit 2	Unit 1
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6. MOTOR VEHICLES. No more than one motor vehicle shall be kept, maintained or allowed on the property of the Sunspace Condominiums for each condominium unit, without the prior written permission of the Owner's committee. No motor vehicle shall remain parked upon the property of the Sunspace Condominiums unless the same is in good working condition and used for actual transportation. Following any substantial snowfall, all owners, guests, invites or lessees of motor vehicles shall upon set schedule or request remove the same from the parking area for snow removal operations.

7. Off Road Vehicles. Motor bikes, mopeds, all-terrain vehicles, and other similar motorized vehicles shall not be stored on or around the Sunspace Condominium.

8. DRIVEWAYS, WALKWAYS AND ENTRY WAYS. The driveways, walkways and entry ways within the Sunspace Condominiums shall at all times be kept free and clear of all obstructions, snow and ice. No unit owner, guest, invitee or lessee shall park his/her motor vehicles on, or in any way obstruct free and unlimited access by the owners, guests, invites or lessees of any other condominium unit.

9. PATIO AND DECK AREAS. The unit owners, guests, invites or lessees of any condominium unit shall keep patio and deck areas free of trash and debris at all times. No laundry or articles of clothing shall be hung, stored, or maintained on the property, patios, or common areas except within the completely enclosed interior of the condo unit.

10. COMMON LAND AREAS. The common land area of the general elements shall be kept and

maintained by the Association. No Individual shall place, keep or maintain any items of personal property thereon without the prior written consent of the Owner's committee.

10.1 Use of any of the general or limited common elements will be made in such manner as to respect the rights and privileges of other unit owners, guests, invites or lessees of any other condominium unit.

10.2 Any damage to the general common elements caused. By an owner, by the children of an owner or by the guests of a unit owner shall be required at the expense of that unit owner.

11. TRASH. No trash, recyclables debris or refuse shall be deposited upon the common elements of the Sunspace Condominiums except only within trash containers to be furnished at a central location by the Association. No fires or the burning to any trash, debris or materials shall be allowed outside of any unit within the Sunspace Condominiums. Unit owners and lessees are responsible, at their cost, for disposal of any non household garbage that don't fit into designate Association trash container, including but not limited to furniture, tires, appliances, building materials and other large items. Unit owners and lessees are further responsible, at their cost, for trash expenses incurred by the Association for trash pickup or disposal.

12. SUPPLIES, MATERIALS. All supplies, materials or personal property pertaining to any condominium unit shall be stores, kept and maintained within an enclosed area of the condominium unit or the limited common element pertaining thereto. No items may be stored around the exterior of the building or common areas.

13. FIRE EXTINGUISHERS AND SMOKE ALARMS. In order to be In compliance with the requirements of the Sunspace Condominium Insurance Policy, each unit is to have a working fire extinguisher which is to be serviced annually.

13.1 Each unit is to have a smoke detector in the hallway on the main floor, and in each room if those rooms are to be used as bedrooms.

14. HEAT IN THE UNITS. Unit owners and/or lessees are required to set all heating thermostats in their units to at least 50 F at all times that freezing weather can occur. If any plumbing is frozen up under any building where the thermostats in any unit are all not set to at least 50 F the owners of such unit(s) will be required to pay for all costs of thawing out and/or repairing the plumbing as well as the cost of repairing the damage to the outside of the unit.

15. MAINTENANCE. Each owner and the occupants of a condominium unit shall maintain or cause to be maintained, in good repair, his/her condominium unit and all of the fixtures therein, and shall promptly pay all charges for utilities separately metered to such unit.

15.1 Unit owners and/or lessees are to keep the window screens in place at all times. In order to maintain the integrity of the outside of the Sunspace Condominiums, destroyed or missing screens are to be replaced at the sole expense of the owner via an

assessment to that unit owner.

16. TENANT LEASES. Condominium unit owners have the right to lease their units to those tenants who agree in writing to abide by the Rules and Regulations as set forth herein. Said agreement will be included in the original lease and/or sub-lease agreement.

17. HOME OCCUPATIONS. No home occupations of any nature shall be allowed within the Sunspace Condominiums, and no signs, advertisements, or notices shall be exhibited, inscribed, painted or fixed on any part of the outside of the buildings by any owner.

18. COMMERCIAL SIGNS. No commercial signs of any kind or size can be on display on the outside or the inside window of a condominium unit; this includes advertising any item or any item for sale.

19. COMPLIANCE OF RULES AND REGULATIONS. Each owner, guest, invitee and lessee agrees to comply with and abide by all Rules and Regulation set forth above and as the same may be amended or adopted by the Owner's from time to time. The above Rules & Regulations shall in no way alter or amend the Articles of Incorporation, Condominium Declaration or Bylaws of the Association, but shall only be supplemental thereto. Each owner shall cause a copy of the Declarations, Rules and Regulations, and a copy of the Bylaws to be delivery to any Realtor upon contracting with agent to sell.

20. HAZARDOUS WASTER MATERIAL. All hazardous materials, including but not limited to: motor oil, antifreeze, and paints must be removed from the property immediately and disposed of properly. Owners will be fined and responsible for any expenses associated with any cleanup of such refuse found and associated with their unit.

21. EXTERIOR BUILDING MODIFICATIONS. Owners, tenants, lessees, guests, and invitees shall not alter, change or modify the exterior of the building nor install wiring for electrical or telephone installation, television antennae, machines, or air conditioning units on the exterior of the building or that protrudes through the walls or roof of the building without the express, prior written approval of the Association.

22. INTERIOR BUILDING MODIFICATIONS. No unit owner or lessee may make structural, wiring, plumbing, mechanical alterations effecting the common elements without the prior written approval of the Owner's Committee.

23. SMOKING. There will be no smoking allowed in common areas. This includes public decks, stairwells, downstairs landings and any other common area. Fines will be issued for non-compliance. The smoking area will be located in front of the building at least 10 feet away.

24. BICYCLES. No bicycles shall be kept, stored maintained in common areas or loose upon the exterior grounds. All bicycles shall be stored in the bicycle rack provided by the Association or on unit's patio. No more than two bicycles allowed to be stored on unit's patio.

25. VIOLATIONS AND FINES.

- A. Any violations of these rules and regulations will result in a \$50.00 fine per occurrence.
- B. Failure to remedy the situation leading to fines will result in additional fine of \$100.00 and cost of contract to remedy the situation.

Please sign below to acknowledge your compliance with all of the Rules and Regulations listed above. Any non-compliance may result in fines from the HOA.

Signature

Date

Signature

Date