

SUNSET WOODS TOWNHOME ASSOCIATION

RULES AND REGULATIONS

Introduction

Townhome living is a new experience for many of us and requires an understanding of it's operation. With everyone's cooperation, all may enjoy the advantages of townhome living.

In order to create a congenial and dignified residential atmosphere, your Board of Directors has adopted these Rules and Regulations for the guidance of all owners, their families and their guests. These Rules and Regulations may not please everyone entirely nor were they designed to satisfy individual personal desires. They will however meet the approval of a large majority of owners and this is the only means of achieving success in townhome living.

Any questions, suggestions or complaints should be made to the Association Manager, preferably in writing. If the Association Manager cannot resolve them for you, he will refer them to the Board of Directors.

It is hoped that we may have the understanding and cooperation of all the owners and residents in order that we may all enjoy the benefits of Townhome living to the fullest.

Sunset Woods Board of Directors

## 1. GENERAL

Pursuant to the Declaration of Covenants, Conditions and Restrictions and the By-Laws, the following rules and regulations are presented to the residents of the association. Residents shall mean any owner of a unit, tenant, their invitees or guests.

## 2. RENTING

Owners are responsible for their tenant's compliance with the rules and regulations of the association. Any violation of the rules and regulations will be the responsibility of the unit owner. Tenants shall abide by the Associations rules and regulations.

## 3. NUISANCES

No noxious or offensive activity shall be conducted upon any lot nor shall anything be done on the property which may be an annoyance or nuisance to the neighborhood.

## 4. PETS

In no event shall pets be permitted on the common property of the association unless carried, on a leash or under the direct supervision of the owner. Pets should be walked on the side of Lindell Road opposite to the buildings. Pet owners are responsible for cleaning up after their pets in the common areas. Pet owners who allow their pet to damage common property may be responsible for paying to have such damage repaired. The owner shall indemnify the Association and hold it harmless against any loss or liability of any kind whatsoever arising from or growing out of having any animal in the Townhouse. Excessive barking of a pet or other annoyance to residents may cause for an order by the association to remove the pet from the property.

## **5. MOTOR VEHICLES AND TRAILERS**

Unit owners are entitled to the use of not more than two automobile parking spaces. The association will permanently assign one parking space for each unit. The owner's second parking space will be unassigned. The unassigned spaces will be used on a first come first serve basis. Vehicles shall be parked only in paved parking spaces. All commercial vehicles of any kind or description; campers, trailers, boats, or boat trailers are prohibited from parking on any portion of the common property.

Motorist shall at all times drive carefully and in conformity with conditions and circumstances, but in no event will exceed the fifteen mile per hour speed limit. This rule will be strictly enforced by the association.

## **6. TRASH COLLECTION**

Trash is picked up by the city on Mondays and Thursdays. Residents should not put out trash before 6:00 p.m. on the day before pickup. If pickup is not made due to holidays, etc. residents should remove trash promptly so as not to have trash left in front of the homes.

## **7. FIREWOOD**

Firewood should not be stored directly next to or inside of the buildings. It should be stored on your patio on bricks or some other type of supports. This procedure is to prevent termites. Under no circumstances should the firewood be placed on the lawn or any other common areas.

## **8. ANTENNAS**

No radio or television antenna or any wiring for such purpose may be installed on the exterior of any building.

**9. EXTERIOR BUILDING CHANGES**

Any homeowner wishing to make any additions or changes to his or her unit must receive written approve from the Board of Directors before beginning the addition. Any additions or changes include but are not limited to fences, walls, planting shrubs, room additions, patio additions, storm doors, etc. The only exception is that homeowners may plant annual flowers within reason. Homeowners are responsible for planting in their planter box. All residents are urged to keep their planter area neat. Requests for Architectural Change forms may be obtained from the Association Manager.

**10. DAMAGE TO COMMON PROPERTY**

Any owner or resident who damages common property by driving on the grass, allowing a pet to damage the buildings or landscaping, placing firewood on the grass, etc. may be required to pay for the repair of such damage.

**11. CONDUCT OF CHILDREN**

Parents are responsible for the general conduct of their children at all times. Damage to the common property or personal property of other residents is the responsibility of the parent.

**12. COMMERCIAL ACTIVITY**

No townhouse unit shall be used for commercial activity of any kind.

**13. RULE CHANGES**

The Board of Directors of the Association reserve the right to change or revoke existing rules and regulations and make such additional rules and regulations from time to time as, in their opinion, shall be necessary.

#### 14. VIOLATIONS

Violations of the foregoing rules and regulations are subject to a \$25.00 fine, which shall be a special assessment to the violator in addition to all other legal remedies.

Said fine may be assessed repeatedly upon failure of a resident to correct the infraction after notice by the Association to obey these rules, as well as other obligations imposed by the Declaration of Covenants, Conditions and Restrictions and the By-Laws. Any Fine levied shall be collected in the same manner as regular assessments. Any resident accused of violations and assessed a fine may ask to be heard by the Board of Directors or their appointed committee. The Board or Committee shall hear the accused violator and those making the accusation, and if violation did occur, the violators's assessment shall not abate.

#### 15. CONCLUSION

Residents of the Association are requested to cooperate by adhering to the Rules and Regulations. The regulations were not set up in an arbitrary fashion nor were they created to work a hardship on any one. Their purpose is to insure the safety and comfort of everyone using these facilities so that the maximum amount of pleasure will be enjoyed by all the residents and their guests.