

Graue Mill Country Condominiums #3

Rules & Regulations

RULES & REGULATIONS

GRAUE MILL COUNTRY CONDOMINIUM ASSOCIATION III

NOVEMBER 4, 1978

The attached Rules and Regulations governing Graue Mill Country Condominium Association III have been adopted by the Board of Directors.

Compliance with these Rules and Regulations is essential to the successful and satisfactory operation of Graue Mill Country Condominiums. The effectiveness of the Rules and Regulations depends on each owner. It depends upon our knowledge of them, our willingness to obey and help in enforcing them. Our compliance will ensure a happy and cooperative family of owners and residents working together in the best interests of our Graue Mill Condominium community. If noncompliance is observed, do not hesitate to report violations to the property manager, who with the Board of the proper Association will investigate the noncompliance.

TABLE OF CONTENTS

Page

| | | |
|----|---|---|
| A. | Dogs & Other Pets | 1 |
| B. | Courtyards and Patios | 1 |
| C. | Building Exteriors | 1 |
| D. | Trash, Garbage & Other Wastes | 2 |
| E. | Solicitors | 2 |
| F. | Construction Activity | 2 |
| G. | Automobiles - Garage | 2 |
| H. | Stereos, Hi-fi's, Record Players, Televisions and Musical Instruments | 3 |
| I. | Receiving Room at Gatehouse for Packages and Messages | 3 |
| J. | Private Business Enterprises | 3 |

A. Dogs and Other Pets

1. Owners' pets shall be of a size to comfortably transported in one's arms (not exceeding 25-pounds when fully grown). See Article X Covenants and Restrictions of your Condominium Declaration as to Use and Occupancy.
2. Pets must be kept on a leash while on the condominium grounds.
3. Pets owned by guests of residents are not allowed on the Graue Mill Country Condominium property.
4. The resident of any unit in which a pet is housed shall be personally responsible for removing any debris left by their pet in any Community Area, and any resident will be responsible for repairing any damage caused by their pet.
5. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon three (3) days written notice from the Board.

B. Courtyards and Patios

1. Courtyards and patios, along with the planting areas, are the responsibility of the individual Villa Owner. Storage or placement of any man-made object that exceeds the height of the fence is strictly forbidden.
2. All planting should be kept at a height so as not to be offensive to your respective neighbor of your building.

C. Building and Fence Exteriors

1. Routine maintenance of building and fence surfaces on the exterior of the unit is the responsibility of the Condominium Association. The cost of any maintenance required due to negligence on the part of the individual residence owner is the responsibility of that owner.
2. No hangings of any kind are permitted on the exterior of the buildings or fences without express permission of the Board of Directors.

D. Trash, Garbage and Other Wastes

1. All wet disposable garbage should be put into disposal unit.
2. Compactor should be used for all wastepaper, cans and bottles.
3. Trash cans should be kept in garage, then placed outdoors on the morning of trash pick up.

E. Solicitors

1. Door-to-door solicitation is not permitted by residents or nonresidents.
2. Charitable solicitation by residents will be permitted only after prior approval in writing has been granted by the Board of Directors. Instead of knocking on doors, telephone calls should be made to make appointments for solicitation with the prospective donors.

F. Construction Activity

1. All construction in the building, including that undertaken by residents in their individual units, shall be done only between certain hours.
 - a. On weekdays - 8:00 a.m. to 7:00 p.m.
 - b. On weekends - 11:00 a.m. to 6:00 p.m.
2. Such work is defined to include any activity, such as laying carpet, laying floors, hanging of pictures or any other repair work which will tend to generate noise which can be transmitted through the walls to create a disturbance for neighboring residents.

G. Automobiles - Garage

1. To gain entrance to the property all owners must display a Graue Mill decal for identification purposes.

H. Stereos, Hi-fi's, Record Players, Televisions and Musical Instruments

1. All should be kept at a moderate volume so that other residents are not disturbed.

I. Receiving Room at Gatehouse for Packages and Messages

1. The guard stationed at the gatehouse will accept deliveries of correspondence and small packages (up to 10 pounds). Owners will be notified and must pick up the packages as soon as possible. Except by special arrangement, perishable items will not be accepted.

J. Private Business Enterprises

1. No industry, business, trade, occupation of any kind; commercial, religious, educational or otherwise designed for profit, altruism, exploitation or otherwise shall be conducted, maintained or permitted in the units, or in the common areas with the exception of the developer.