

Tartan Lakes
Homeowners Association
Rules and Regulations

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INTRODUCTION

All rules, regulations, restrictions and covenants contained in the Declaration are incorporated as part of these Rules and Regulations. To the extent that the provisions of applicable law, the Declaration or the Rules and Regulations are in conflict, the provisions of applicable law shall first control, followed by the provisions of the Declaration and the Rules and Regulations, in that order.

These Rules and Regulations are binding on all Unit Owners, Residents, their families and guests. The Unit Owner shall be held responsible for the action of their residents, families and/or guests. Exceptions to the Rules and Regulations must be approved in writing by the Board or its duly authorized agents following a written request by a Unit Owner.

Section headings in these Rules and Regulations are inserted for the convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of these Rules and Regulations.

OBJECTIVE

The Tartan Lakes Rules and Regulations have been developed to reflect the concepts of luxury attached home living by providing a level of consistency in the character and appearance of the property and to ensure the safety and peaceful co-existence of the homeowners. This document is subject to periodic review for the purpose of updating, revising or changing any rules and regulations as may be deemed appropriate to maintain the integrity and applicability of the document.

MANAGEMENT

Representatives of Management may be contacted twenty-four hours a day, seven days a week by phoning 630/323-8810. Oak & Dale Properties, Inc., has business hours from 8:30 AM to 5:00 PM, Monday through Friday. After hours calls are answered by an answering service and referred immediately to Oak & Dale representatives.

Oak & Dale Properties, Inc.

Dennis Brugh

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DEFINITIONS

In the event a term is used in the Rules and Regulations which is not defined anywhere herein, its definition shall be determined by referring, in order which follows, to its definition as used either in the Declaration, or its common usage within the Association, or in its commonly understood meaning as indicated both by the context in which it is found and by its dictionary definition, wherever it is first found.

- A. Declaration - the Tartan Lakes Declaration of Covenants and Restrictions
- B. Property - All real property against which the Declaration has been recorded including any improvements thereon.
- C. Association - Tartan Lakes Homeowners' Association, An Illinois Not for Profit Corporation, its successors and assigns.
- D. Board - The Board of Directors of the Association.
- E. Rules and Regulations - The Tartan Lakes Rules and Regulations as adopted pursuant to the powers available to the Association and Board.
- F. Community Area or Common Property - The whole of Tartan Lakes except the Homesites which are created within Tartan Lakes.
- G. Homesite or Unit - A portion of the property which is owned by a Unit Owner. Any one of Lots 1 through 50.
- H. Owner or Unit Owner - The owner or owners of a Unit, as revealed by the public records, unless expressly provided otherwise by the Declaration. Where the owner is a trust, the beneficial owner of the trust and any person having the exclusive power of direction over the trust shall be deemed to have personal responsibility for the Unit to the same extent as if title to the property were held in the name of such person or persons.
- I. Member or Members of the Association - A Unit Owner.
- J. Resident - Any person or persons who reside in a Unit.
- K. Common Expense or Assessment - Any amount which the Board may assess or levy against a Unit Owner, either individually or collectively, including regular quarterly assessments, special assessments, and charges or expenses or assessments which are levied pursuant to the Declaration, and/or Rules and Regulations.
- L. Managing Agent or Manager - The person or entity which has been employed by the Association to manage the day to day administration of the Property in the manner directed by the Board.

Continued: **DEFINITIONS**

- M. Permitted Vehicles - Passenger type automobiles. Motorbikes and motorcycles which are registered and licensed to be ridden on public roads and/or highways. Campers which have a "B", "RV" or other passenger license plate shall have no more than four (4) wheels, have a curb weight of less than eight thousand pounds (8,000 lb.) and shall be less than twenty feet (20 ft.) long and seven feet (7 ft.) in width and shall be stored in a Unit's garage with the door closed. when not being driven.
- N. Non-Permitted Vehicles - All vehicles other than those defined above as Permitted Vehicles; or any vehicles without valid state license plates and appropriate municipal vehicle sticker, or commercial vans having commercial advertising on the body thereof; hearses, limousines and recreational vehicles which do not meet aforementioned descriptions.
- O. Emergency Vehicles - Ambulances and hospital or medical vehicles of any type; or fire fighting vehicles of any type; or police protection vehicles of any type; or snow plowing vehicles; or Permitted Vehicles when being utilized for emergency purposes for health, safety and welfare of the Unit Owners, Residents and other Persons on the Property.
- P. Abandoned Vehicles - Any vehicle which is in a state of disrepair rendering it incapable of being driven in its present condition; or which has not been used or moved for seven (7) consecutive days or more; or which does not have a current valid vehicle license plate and municipal vehicle sticker, or which is such that the acts of the vehicle owner and the condition of the vehicle clearly indicate it has been abandoned.

I. POLICIES AND PROCEDURES REGARDING ENFORCEMENT

- A. Board members will periodically walk the property to ensure compliance with the Declaration and Rules and Regulations. The Managing Agent shall be instructed to contact all Unit Owners found to be in violation of the rules and regulations.
- B. If a violation is such that serious or irreparable consequences may occur the Board may elect to act immediately to rectify the problems or forward the matter to the Association's Managing Agent or Attorney for appropriate action. Should these necessities arise, the Unit Owner shall be considered to have been found to be in violation by the Board and all legal expenses and costs incurred will be assessed to the Unit Owner. The Association's attorney, if contacted, shall send notices, make such demands or take such actions as are necessary to protect the interests of the Association in accordance with the provisions of the Declaration and Rules and Regulations of the Association.
- C. If the Unit Owner charged with the violation does not believe that a violation has occurred, the Unit Owner should, within ten (10) days of receiving the notice of violation, the Unit Owner must request a hearing before the Board at the next scheduled board meeting. This request must be made in writing to the Managing Agent.
- D. Unit Owners may submit complaints to the Managing Agent which allege violations of the Declaration or Rules and Regulations. The complainant may be asked to discuss this matter at the Board hearing. The complaints may be made by phone or in writing and shall set forth:
 - 1. The name, address and phone number of the complainant.
 - 2. The alleged violator's name and address if known.
 - 3. A description of the violation including the date, time and location where the violation occurred.
- E. The Managing Agent shall keep the Board informed of all complaints. Copies of complainant letters, phone logs, replies to complaints and copies of letters sent to the offending Unit Owner shall be provided to the Board at its normally scheduled meeting.
- F. Unit Owners who are assessed fines and rectification costs shall pay them within thirty (30) days of notification. Failure to make the payment on time will subject the Unit Owner to late fees and legal remedies for the collection.

Continued: **I. POLICIES AND PROCEDURES REGARDING ENFORCEMENT**

- G. If a Unit Owner is found to have violated provisions of the Declaration or Rules and Regulations of the Association, the following shall occur:
 - 1. First Violation: Upon receipt of the notice of violation or upon final decision of the Board after hearing an appeal, the Unit Owner is expected to immediately end the violation. That failing, expenses incurred by the Association to rectify the violation shall be assessed to the Unit Owner.
 - 2. Second or continuing violation: the Unit Owner shall be assessed costs of additional rectification and enforcement expenses (legal fees, postage, etc.). A fine of twenty five (\$25.00) dollars or more will be levied for every week the violation continues.
- H. When a complaint is made, the alleged offending Unit Owner shall be notified by mail (certified, return receipt) by the Managing Agent. Notification may be made by telephone when appropriate. It is understood that mailings referred to in the Rules and Regulations shall be made to the Unit Owner's address or to an alternate address previously filed with the Board. For a unit held in trust, mailings will be sent to the address of the trustee or an address provided to the Association by the trustee or the beneficial owner of the trust.
- I. If no request for a hearing is filed within ten (10) days, a hearing will be considered waived and the allegations of the violation shall be deemed admitted by default.
- J. The Board may, in addition, take any action provided for by law or in the Declaration or elsewhere in the Rules and Regulations for the Association.

II. General Rules

- A. Board Meetings and Association Records
 - 1. Board meetings are open to all Unit Owners.
 - 2. The date and time of Board meetings is determined by the Board. Unit Owners will be provided notice of all regular and specially scheduled Board meetings by contacting the Managing Agent. The Board will follow a meeting agenda and conduct the meeting according to parliamentary procedure.
- B. As required by Law, the books and records of the Association are available for the inspection by Unit Owners for any proper purpose, provided that reasonable notice is provided to the Association.

Continued: **II. General Rules**

- C. Nuisance - To insure the peaceful co-habitation of Unit Owners:
1. No activity shall be conducted that disturbs or annoys, or is likely to disturb or annoy other Unit Owners.
 2. Unit Owners may not detract from the general appearance of the property.
- D. Garage/House Sales
1. No "FOR SALE" or "FOR RENT" signs are allowed which are visible from the exterior of the Units.
 2. No garage, moving, house, deck and/or yard sales are permitted.
- E. Garbage and Trash
1. All garbage and recyclable material must be placed in sealed containers or in the case of recycle secured so that it cannot be windblown. Small plastic grocery store bags are not acceptable, as they are easily blown around and their contents released.
 2. Garbage and recycle containers must be kept indoors at all times and should not be brought to the curb for collection before 6:00 PM on the evening prior to the scheduled pickup.
 3. Garbage and recycle containers must be removed by the Unit Owner on the day of pickup and returned to indoor storage.
 4. No burning of trash or leaves is permitted.
- F. Insurance
- All Unit Owners are responsible for insuring their Units in accordance with Section 13 of the Declaration. Each Unit Owner must provide the Managing Agent a copy of a Current Certificate of Insurance yearly on the insurance policy renewal date.
- G. Keys, Locks, and Lockouts
- Unit Owners are responsible for all locks pertaining to their Unit.
- H. Maintenance Requests
- All maintenance requests shall be called in or submitted in writing to the Managing Agent.

Continued: **II. General Rules**

I. Signs and Advertisements

No signs may be placed on any Units, including but not limited to, "For Sale", "For Lease", or "Open House". Signage can not be placed on the interior of the Units so as to be visible from the outside.

1. Advertising signs for business, commercial or political activities are prohibited.
2. Directional signs for open houses and similar events shall not be posted.

J. Lakes/Waterfalls/Ponds

1. The lakes are for the use and enjoyment of the entire Association.
2. No swimming or boating is permitted except for maintenance purposes.

K. Wildlife/Livestock

1. Wildlife such as geese, ducks and deer should not be fed by Unit Owners. Bird feeders should not attract other animals and should be unobtrusive and not create a nuisance. The Unit Owner is responsible for cleaning the area around the bird feeder. Permission to hang a bird feeder must be requested from the Board.
2. No livestock, poultry, other farm animals, or domestic fowl may be kept or maintained.

L. Out Structures

No tent, shack, garage, temporary building or structure of any kind shall be set up or used at any time as either temporary or permanent storage or residence.

M. Sale of Units

All unit Owners must notify Management if they intend to sell their Unit. Exact information, requirements and owner documentation needs will be provided to the Unit Owner at that time. All sale of Units shall result in full time residential use.

N. Fencing

Unit Owners may not enclose any portion of common area with a fence or other boundary element.

O. Electronic Bug Lights

Electronic/Electric bug lights are not allowed.

Continued: **II. General Rules**

P. Unacceptable exterior Modifications

The following is a partial list of unacceptable exterior modifications:

1. Television or radio antennas
2. Window air conditioning units
3. Permanent basketball hoops or backboards
4. Fences
5. Any permanent or temporary exterior buildings or structures
6. Playground equipment
7. Dog stakes
8. Dog houses
9. Clotheslines

Q. Occupancy

Occupancy of any Unit shall follow all Village of Westmont ordinances. All Units in Tartan Lakes shall be used for single family private residence purposes only.

III. Building

A. Alterations

1. No alterations of any kind may be made to building exteriors.
2. No alterations may be made to the interior of a Unit which will jeopardize the structural integrity of the building.
3. No television or radio antennas, tower or other receiving or transmitting device shall be erected outdoors. Requests for satellite Dish installations shall be submitted to the Board for pre installation approval. Requests should include the requested location drawing for the satellite dish and the Owners plan for screening the dish from public view. No satellite dish may be larger than 18 inches in diameter. The Owner shall comply with all requirements for such installations imposed by the Village of Westmont.
4. No awning, trellis, sunroof, canopy or shutter of any type is permitted without the prior written approval of Board of Directors.
5. Nameplates and mail slots are not to be installed in doors.
6. Screen and storm doors may not be installed without the prior written approval of Board of Directors.

Continued: A. Alterations

7. Kick plates on exterior doors may not be installed.
8. Flood lights on Units are allowed only with written approval of the Board.
9. Flag poles are not allowed. Flags may be displayed from holders attached to the Units. All displayed flags must present a visually attractive presence.

B. Decks and Patios

1. Subsequent to original unit construction owners shall not enclose, whether fully or partially, any deck, patio or other similar area of a unit. No Owner shall erect any wall, screen, trellis or similar structure that has an elevation of more than four feet around the perimeter of such patio or deck without the prior written approval of the Board.
2. Only lawn or garden furniture (i.e. grills, tables, chairs, umbrellas, planters, etc.), decorative plants and barbecue grills are permitted on decks and patios.
3. Tarps or other winter protection must be of a neutral color.
4. Umbrellas may not show any type of advertisement.
5. Playground equipment shall not be stored overnight on decks and/or patios.
6. No clothes, sheets, blankets or laundry of any kind shall be displayed on the exterior of the Units or in the common areas.
7. Staining of decks shall be the responsibility of the Unit Owner and shall utilize the Board approved Flood Company products.
8. Patios and/or decks may not be enclosed with screens or other materials.
9. Structural changes to decks or patios must have prior written approval from the Board and the Village of Westmont.
10. Bags of barbecue coals and lighter fluid containers shall not be stored on patios or decks.
11. Patio and deck lights must not be offensive to other unit residents. Decorative landscape lights shall be approved by the Board prior to installation.
12. Patios and decks may not be used as a dog run or a pen for pets.

IV. GARAGES AND DRIVES

- A. It is recommended that garage doors be kept closed at all times except when ingressing or egressing garages so as to present an attractive appearance to the Property.
- B. No exterior alterations may be made to the garage doors.
- C. Major car repairs which cause any type of nuisance, fire hazard or annoyance to neighbors are prohibited.
- D. Any work or activity producing noise in garages is prohibited after 10 PM.
- E. Due consideration must be provided to others to avoid offensive noises, smells or sights when using a garage for minor repairs or maintenance of vehicles.
- F. No flammable liquids may be stored in garages.
- G. Nothing shall be done or stored in a garage which causes harmful or offensive fumes to enter an adjacent unit.
- H. Barbecuing is not allowed in garages.
- I. It is the Unit Owners responsibility to remove all stains from driveways. Failure to do so will result in the Association repairing the damage at the Unit Owners expense.
- J. Nothing shall be stored on drives other than appropriate vehicles.

V. COMMON AREAS

- A. Storage of any kind is expressly prohibited in any common area unless the area is expressly designated for such purpose.
- B. No recreation equipment (bicycles, etc.) may be left unattended in the common area.
- C. Any activity in a common area that creates a nuisance, damages the common area or disrupts the peace is prohibited.
- D. Playground equipment and/or toys are restricted to patios and/or decks.
- E. Unit Owners may not enclose any portion of the common area with a fence or boundary setting device.
- F. Permanent trees, shrubs, or plantings may not be installed or trimmed without the prior written permission from the Board of directors.

Continued: **V. COMMON AREAS**

- G. No lawn/garden furniture is allowed in common areas.
- H. Sunbathing is only allowed on private patios and decks.

VI. LANDSCAPING

- A. Flower beds shall be limited to original non-sodded areas. The following restrictions apply if a Unit Owner chooses to plant their own flowers.
 - 1. Plantings are not permitted prior to April 1 of each year.
 - 2. Plantings are not permitted after October 31 of each year.
 - 3. All dead plant material must be removed and properly disposed of by October 31 of each year.
 - 4. Planting of decorative flowers exceeding 24 inches mature height is not permitted.
 - 5. Enlargement of existing beds is not permitted.
 - 6. Plantings must not interfere with the landscape contractors duties.
- B. Vegetable or fruit plants are not permitted except when decoratively planted in containers on decks or patios.
- C. Unit Owner requests to install permanent plantings must be submitted to the Board with the following:
 - 1. Description of type and number of plants.
 - 2. A to scale drawing showing where plants will be installed.No request will be reviewed without the above information.
- D. If the Board votes to approve installation of the permanent plantings, the Board will decide at the time of approval if the plantings will be maintained by the Landscaping contractor or by the Unit owner. Unit Owners and all subsequent owners will be responsible for upkeep and replacement of plantings that the board has decided are the Owners responsibility.
- E. Plantings must not interfere with equipment used to maintain grass and common areas or change the grading to the property.

Continued: **VI. LANDSCAPING**

- F. Sod or other property damaged by abuse shall be replaced or repaired at the expense of the Unit Owner.
- G. No Landscaping may be removed by Unit Owners.
- H. No plants or seeds, shall be brought into or permitted to exist or to be maintained within Tartan Lakes which may facilitate harboring or breeding or are likely to attract noxious insects or creates or likely to be conducive to plant disease.
- I. It shall be the responsibility of the Unit Owner to locate and avoid interference's with underground utilities when landscaping. The costs of repair will be the responsibility of the Unit Owner.
- J. Garden hoses shall be coiled neatly following use.

VII. HOME DECORATIONS

- A. Exterior
 - 1. No Lawn decorations of any type are permitted without the prior written permission from the Board.
 - 2. Garden decorations of any type are not permitted without the prior written permission from the Board. If permitted they should be compatible with the surroundings and unobtrusive.
- B. Interior
 - 1. No newspapers, paper, reflective or sun blocking films, or sheets of any kind or temporary window coverings may be used to cover the windows of any Unit at any time.
- C. Seasonal
 - 1. Seasonal/Holiday decorations shall not be installed more than one (1) month before and must be removed no later than one (1) month after the date of the holiday.
 - 2. The Unit Owner is responsible for the cost of repairing damage caused by decorations.
 - 3. Decorations which create a safety, health or nuisance hazard are not permitted.

Continued: C. Seasonal

4. Seasonal decorations will be permitted in the common area subject to the discretion of the Board.

VIII. FIREWOOD

- A. Storage of firewood shall not cause an unsightly appearance.

IX. PETS

- A. Dogs, cats and other animals reasonably considered to be household pets are permitted (limit of two per Unit).
 1. No animals may be kept, bred or maintained for commercial purposes.
 2. Any activities of pets which is destructive to common elements is not allowed.
- B. All Village of Westmont ordinances pertaining to pets shall be observed.
- C. Pets must not be left unattended or leashed to common elements. All pets (i.e. dogs and cats) must be on a controlled leash when outside.
- D. Pet owners must immediately clean up all waste matter from pets and use appropriate refuse containers.
- E. Refuse or waste material from pets shall not be permitted to accumulate or to be buried outside of the Owners Unit.
- F. Pets shall not be allowed to create a nuisance or unreasonable disturbance or damage a common area or the property of any resident.
- G. Unit Owners are responsible for the actions of their pets and the pets of their visitors. Repair costs to common elements or Unit exteriors shall be assessed to the Unit Owner.
- H. Unit Owners who compile two (2) alleged violations of the above pet rules shall be deemed to have a pet which creates a nuisance within the meaning of the Declaration and Rules and Regulations. The Unit Owner has a right to a hearing before the Board. Thereafter the Board may order the Unit Owner to have the pet permanently removed from the Property within three (3) days of the receipt of written notice.

Continued: **IX. PETS**

- I. No dog houses shall be placed outdoors. No Dog houses may be erected on patios, decks, driveways, etc..
- J. Cats are not allowed to freely roam the grounds of Tartan Lakes at any time.

X. ASSESSMENTS AND COLLECTIONS

- A. Quarterly assessments of the Association are due and payable on the first (1st) day of January, April, July, and October. Special assessments and other lawful charges of the Association are due and payable on the first (1st) day of the month due.
- B. A late fee of Twenty-five dollars (\$25.00) will be applied to each payment received after the due date
- C. All payments must be made in full or will be subject to a late charge. All payments will be used first to reduce late fees and then the assessment amounts. If payment is not received by the 15th of the month of the due date interest of 1.5% per month commences. The Board retains all rights applicable to late payments as indicated in Section 12 of the Declaration.
- D. The Managing Agent shall send a letter by the Twentieth (20th) of the month to Unit Owners who are delinquent.
- E. The Managing Agent shall send a second letter at such time the Unit Owner's payment is 60 days delinquent.
- F. The Managing Agent shall send a third letter (certified, return receipt) to Unit Owners who are delinquent for more than ninety (90) days. Unit Owners who have not contacted the Board, in writing, to request special consideration shall be referred for special collection after the date of receipt of the letter.

XI. VEHICLE REGULATIONS

- A. Parking Rules
 - 1. Overnight parking (2:00 AM - 6:00 AM) is not permitted on streets. Cars must be parked in garages, on driveways or in designated common parking areas. Unit Owners may apply to the Board for a short term exception to use of street parking.
 - 2. Common parking areas may be used by residents or guests.

Continued: A. Parking Rules

3. No parking is allowed within twenty (20) feet on the side of the street where fire hydrants are located. No parking is allowed within fifteen (15) feet of a corner. No parking is allowed where posted. No parking is allowed on grassy common areas or sidewalks.
4. Parked vehicles shall not block driveways, mail boxes or obstruct passage.
5. Parking is limited to garages, driveways, common parking areas and streets.
6. There shall be no parking, maintenance or storage of prohibited vehicles. Commercial vehicles may park in permitted areas for the period of time necessary to provide the commercial services requested by Unit Owner or the Association.
7. Inoperable vehicles may not be parked on Association Grounds.

B. General Vehicle and Traffic Rules

1. Camping vehicles, trailers, boats, recreational vehicles, trucks, buses, commercial vehicles and other similar vehicles that are the property of a Unit Owner, resident or guest may not be parked on the street or in any common parking area or driveway except by permission of the Board.
2. Bicycles, wagons and other play equipment are not allowed in the common parking areas.
3. All motor vehicles are restricted to the streets and parking areas.
4. Snowmobiles, minibikes, go carts, and off road vehicles may not be operated anywhere on the Property.
5. Major repairs and maintenance of vehicles are not permitted. Emergency repairs such as changing a tire are allowed.
6. Vehicles may be washed in driveways.
7. Vehicles must keep right when driving.
8. Unattended vehicles parked in the roadway or common parking areas for a period of more than seven (7) days will be considered abandoned.
9. All posted speed limits and traffic signs (i.e. stop signs) shall be adhered to.

XII. LEASES, TENANTS AND NONRESIDENT UNIT OWNERS

1. All non-resident Unit Owners shall provide the Board their permanent home and work addresses and phone numbers for emergency notification. Expenses incurred by the Board in locating a Unit Owner who fails to provide this information shall be assessed to the Unit Owner. Unless otherwise provided by law, any Unit Owner who fails to provide this information shall have waived the right to receive notices at any address other than that of their Tartan Lakes Unit. The Board shall not be liable for any loss, damage, injury or prejudice to the rights of such Unit Owners caused by delays in receiving notice.
2. Unit Owners intending to lease a Unit shall give prior notice to the Board of such intention no less than Thirty (30) days prior to lease commencement.
3. Every lease shall be in writing and shall contain the following provision:

"This lease is subject to compliance's by the LESSOR and the LESSEE, WITH ALL THE PROVISIONS OF THE DECLARATION AND RULES AND REGULATIONS OF THE TARTAN LAKES HOMEOWNERS ASSOCIATION".
4. The Association shall be given a signed original lease ten (10) days prior to the start of the lease. Expenses incurred by the Association in obtaining documents shall be assessed to the Unit Owner.
5. No unit owner may lease less than the entire Unit, nor may the Unit be leased for transient or hotel purposes.
6. Unit Owners shall be responsible for providing tenants the Rules and Regulations.
7. Unit Owners shall be responsible for payment of all regular and special assessments.
8. Unit Owners shall be responsible for any tenant's violation of the Declaration and/or Rules and Regulations.
9. All expenses of the Board, in conjunction with any violations, shall be assessed to the Unit Owner.
10. Leasing period must be for a minimum of one (1) year and not to exceed two (2) years.

Continued: **XII. LEASES, TENANTS AND NONRESIDENT
UNIT OWNERS**

11. No more than two (2) Units in the complex may be under lease at the same time.
12. All leases must be between private parties.

NOTICE

This notice serves to inform you that the Association's Declaration, which has been recorded against the Property, provided that all purchasers of units, upon acceptance of a deed, agree to be bound by the provisions of the Declaration and Rules and Regulations of the Association, including rules related to such items as pets, parking and uses of Units. The Declaration further provides that you are obligated to pay all regular and special assessments to the Association as well as other lawful charges levied pursuant to the Association's documents, even if you feel that the Association has not provided necessary services. the Association may charge you the costs and expenses of collecting assessments and other charges, including attorney's fees, which, at times, may exceed the amount sought to be collected.

QUICK LIST

1. Show consideration for your neighbors.
2. Be sure to contain newspapers in the recycling bin.
3. Plant flowers only in original non-sodded areas.
4. Requests to install permanent plantings must be submitted for approval to the Board.
5. No alterations of any kind may be made to building exteriors without approval from the Board.
6. Pet owners must immediately clean up after pets and use appropriate refuse containers.
7. Overnight parking (2:00 AM-6:00 AM) is not permitted on the streets.