

RULES AND REGULATIONS FOR SUMMERSET VILLAGE CONDOMINIUM ASSOCIATION Revised January 16, 2013

1. Any common sidewalks, driveways, hallways and entrances shall not be obstructed or used by any Owner or resident for any other purpose than ingress to and egress from the Units.
2. No article shall be placed on or in any of the General Common Elements (other than driveways) except for those articles of personal property which are the common property of all of the unit owners.
3. Owners, members of their families, their guests, residents, tenants or lessees shall not use hallways, sidewalks, driveways and entrances as a play area (s).
4. No vehicle belonging to or under the control of any Owner of a member of the family or a guest, tenant, lessee, or employee of a Unit Owner shall be parked in another Owner's limited area parking space nor parked in such a manner as to impede or prevent ready access to any entrance to or exit from designated parking areas only. Open parking areas (those not designated as Limited Common or otherwise assigned to one or more Units or specifically reserved for delivery purposes) shall be used only by guests of Unit Owners and shall not be used for regular parking by a Unit Owner.
5. No decoration or article shall be placed upon and no work of any kind shall be done upon the exterior building walls or upon the general common elements by any Unit Owner. Such decoration and work is the responsibility of the association. No changes can be made in the Limited Common Elements except with prior written approval of the Board of Directors.
6. No Owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioner be installed on the exterior of the project or be installed in such a manner that they protrude through the walls or the roof of the condominium improvements or are otherwise visible from the ground, except as may be expressly authorized in writing by the Association.
7. Use of any facilities of the Condominium Project will be made in such manner as to respect the rights and privileges of other owners and residents. The Board of Directors shall have the right to abate all nuisances.
8. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb Owners, or occupants of other Units.
9. Garbage and trash shall be disposed of only in approval trash receptacles provided by the Association. All trash use be placed in sealed bags or sealed containers prior to being put in the trash receptacles. No trash shall be stacked or left outside of Units or patios, nor shall trash be stacked outside of the trash receptacles or in stairways.
10. Cats, dogs, or other animals or birds or reptiles (hereinafter for brevity termed animals) shall be kept in such a manner so as not to disturb the other Owners & Residents. If an animal becomes obnoxious to other Owners or Residents, the Owner or person having control of the animal shall be given a written notice by the Board of Directors to correct the problem, or if not corrected, the owner, upon written notice, will be required to remove the animal. The written notices provided for herein shall be issued by the Managing Agent, or, if there is no Managing Agent, then the Board of Directors. An Owner must receive permission in writing from the Board of Directors or Managing Agent in order to keep any animal the adult weight of which will exceed thirty (30) pounds or in order to keep more than two animals on the premises. No animal is permitted outside of a Unit unless on a leash and accompanied by an Owner or his lessee or guest. ****PLEASE SEE ADDITIONAL PET POLICIES EFFECTIVE 1/16/2013 #21 - #27****
11. Any damage to the Common Elements or common personal property caused by the children of an Owner or their guests or by the guests of a Unit Owner shall be repaired at the expense of that Owner.
12. No garments, rugs, or any other items may be hung from the exterior of the windows, balconies or walkways or from any of the facades of the buildings.

13. The term "single-family" as used in the By-Laws shall be defined to include a family or other persons sharing a condominium wherein the total number of persons does not exceed the following: no more than four (4) persons may occupy a three bedroom unit, no more than four (4) persons may occupy a two bedroom unit and no more than two (2) persons may occupy a one bedroom unit on a permanent basis. For the purposes of this paragraph "permanent occupancy" shall be defined as any occupancy in excess of thirty (30) days not separated by intervals of at least six (6) months.

14. No Owner shall modify or alter in any way the structure or appearance of any patio, walkway or balcony area. All patios, walkways and balconies shall be kept in clean and neat condition, free of debris and refuse. Patios, walkways and balconies shall not be used for storage purposes nor shall any Owner fence in, wire in or in any other way enclose any such area. If an Owner allows the patio, walkway or balcony appurtenant to his Unit to become cluttered or unsightly in any manner, he shall be given notice of such fact by the Board of Directors or Managing Agent, and shall be required to correct such condition within five (5) days of the date of notice and if he fails to do so, then the Board of Directors or Managing Agent may correct such discrepancy (including the removal of any unsightly items) and/or repair or refurbish the patio or balcony at the owner's expense.

15. All Owners, tenants, their family and guests shall abide by the Rules and Regulations posted at the swimming pool. Owners, tenants, their families and guests may use the swimming pool only at their own risk and the association assumes no liability or responsibility for any injury or death occurring as a result of such use.

16. All moves of furniture, appliances or other heavy objects in or out of the project must be made between the hours of 8:30 a.m. and 6:00 p.m., or at such other time as may be scheduled with the management office.

17. No construction may be done in any unit except between the hours of 8:30 a.m. and 6:00 p.m. Monday through Saturday (NO SUNDAYS) except with respect to construction performed by or at the request of the Declarant. No construction may be done in any unit with out the written consent of the Board of Directors.

18. All owners, residents and guests must wear neat and clean attire when utilizing the General common areas. Shoes and shirts must always be worn in the common areas except the swimming pool.

19. Alcoholic beverages may not be consumed to excess in any of the general common areas nor shall any swearing or loud or boisterous conduct be permitted.

20. An Owner may not physically change the front door to his Unit nor place signs on the exterior side of such door without the prior written approval of the managing agent. No For Sale signs or For Rent Signs shall be placed in windows or on doors of balconies, or front doors at any time.

Effective January 16, 2013

In an effort to control many dog related issues here at S.V., the Board is instituting new and additional pet policies and re-enforcing some past pet policies. There are many reasons for these actions and after much consideration, the Board has voted and approved the following:

21. **Effective 1-16-2013**, Owners with Dogs (over the weight limit of 30 pounds) currently living at S.V. , will be allowed to remain at S.V. unless otherwise notified by Board of Directors. If you have a dog exceeding the 30 pound weight limit, please contact Management so that your dog will be considered "grandfathered" from the new pet policy set forth below. In addition, for those dogs that are "grandfathered", we ask that they be walked OUTSIDE the gates of the inner courtyards and that all waste be picked up after them.
22. **Effective 1-16-2013**, If an Owner moves into S.V., or leases their unit to a tenant with a pet, a "Tenant Information Sheet" should be filled out, paying strict attention to the Pet Portion of the sheet. All required documentation, along with Tenant Information sheet must be provided by either mail, scanned & emailed, or left in the S.V. Management mailbox located at the 5924 mailbox bank within 30 days of move-in. If sheet is not received by management within 30 days, a \$100 monthly recurring fee will be assessed to Owner until such form has been received by Management.
23. **Effective 1-16-2013**, any Owner or Resident allowing a dog weighing over 30 pounds onto S.V. property, will be given 24 hours to remove the pet from the premises. Notification will be given by email and posted on the door of the Unit. After 24 hours upon posting of notification, Owner of said unit will be assessed a fine of \$1,000.00 (One Thousand Dollars). This fine WILL NOT be waived. We are taking this pet policy very seriously and there will be no exceptions made.
24. **Effective 1-16-2013**, Aggressive and/or Nuisance dogs, regardless of weight, reported to management for aggressive behavior or posing a nuisance such as barking that would interfere with other residents quiet enjoyment of living standards will be given a "THREE STRIKES - YOU'RE OUT" notification via email and posting to door of Unit. Notification will be sent to Owner and tenant if applicable. Upon receiving the 3rd complaint, S.V. has the right to have cause for this dog to be removed from the property according to the By-Laws of S.V.C.A, Article XII, Number 10. (a) & 10 (b). Complaints must be received in writing via email to m.carlson@sbcglobal.net.
25. **Effective 1-16-2013**, All dogs must be on a leash when on any common property or open courtyards, etc.
26. **Effective 1-16-2013**, All owners with pets are expected to pick-up after their pets. If there are reported incidents of repeated offenders of this policy, a letter will be sent to owner and pet owner via email and notification taped on door. If the problem continues, a recurring monthly \$25 fine will be assessed upon the Owners account until which time the problem is resolved.
27. **Effective 1-16-2013**, A "Tenant Information Sheet" and a copy of the Revised Rules & Regulations (eff. 1-16-2013) will be sent out via US mail to all owners and taped to each Unit door. Upon receipt of these documents, you will have 30 days to fill-out and sign and return to Management either via US mail or by leaving at the S.V. mailbox at the 5924 mailbox bank. Owners, you are responsible to make sure these are filled out and returned to management. If Tenant Information Sheet is not received by management within 30 days of move-in, you will be notified via email & door notice. You will be given 5 days to comply at which time, a \$100 monthly recurring fee will be assessed to Owners account until such form has been received by Management.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations.

Please help the Board to keep Summerset Village a pet friendly and sanitary place to live.