

Rosewood Lane Townhouse, Inc.

Rules & Regulations

The Board of the Rosewood Lane Townhouse, Inc. (“Association”) hereby adopts the following Rules and Regulations:

I. Garbage Cans

1. Garbage cans or containers may be placed on or near the public street on the day of garbage collection only.
2. At all other times, garbage cans or containers shall be stored in the back of the unit, so they are not visible from the street.

II. Debris

1. Owners shall keep their yards and carports free from debris.
2. Owners will remove any gradual accumulation of debris, at a minimum, biweekly.
3. The term “debris” includes, but is not limited to, leaves, twigs, tree branches, rocks and rubble.

III. Streets

1. For their own safety, individuals are prohibited from loitering or playing in the Association-controlled streets or parking lot.
2. A unit owner may be fined for violation of this rule, if violator is a guest, lessee or other occupant of the unit owner.

IV. Alterations

1. Pursuant to Section 7.3 and 7.5 of the Declaration, no alterations to the project may be commenced without prior approval from the Board.

V. Noise

1. All Association members have the right to the quiet enjoyment of their property. Thus, all unit owners, their guests, tenants, and lessees shall abide by the nuisance and prohibitions of Article 7.4 of the Declaration.

2. The Board of Directors has determined that the nuisance provisions are violated, when, among other things, any of the following occur at unreasonable noise levels that interfere with the quiet enjoyment of adjoining lot owners:

- i. Yelling, shouting, singing, or similar conduct;
- ii. Radios, CD players, musical instruments, and similar devices;
- iii. Animals and pets;
- iv. Horns and signaling devices;
- v. Exhaust systems from any motor vehicle engine;
- vi. Mechanical devices;

VT. Parking

1. Each owner and adult tenants shall provide the Board of Directors with any and all email addresses and telephone numbers at which he or she may be reached. This includes, but is not limited to, telephone numbers for home, work, pager, and cell phones.

2. Owners and tenants shall park their vehicles, first in their units' garage and, second in the units' carport. Owners shall not park their vehicles on the common area or visitor parking. No vehicle shall be parked in a manner that obstructs the flow of traffic along the common roads and streets.

3. Temporary parking on unmarked spots by a guest or visitor shall be permitted. Temporary parking means no longer than 72 hours in one month unless otherwise authorized by the Board of Directors. If a vehicle is parked in violation in an area other than in the common parking spots, a written violation will be placed on the vehicle.

4. Upon confirming that an owner's, renter's, guest's or visitor's vehicle is parked in violation of the Declaration, Bylaws, or these Rules and Regulations, the Board of Directors may levy a fine for the first day of the offense and another fine every 10 days after until the violation is corrected, in an amount set forth in the Association's *Schedule of Fines*. The imposition and levying of fines shall be in accordance with the Board's Enforcement Rules and the *Schedule of Fines*. Such fines shall be assessed and collected in the manner of regular assessments.

5. In addition to a continuing fine, and excepting violations relating to vehicles in extreme disrepair, upon confirming that an owner or renter's vehicle is parked in violation, a member of the Board shall call or otherwise contact in any reasonable manner the owner or renter who owns the vehicle. If the owner or renter who has responsibility for the offending vehicle does not remove the vehicle, a member or agent of the Board may cause the vehicle to be towed within a reasonable time after attempting to make contact with the owner or renter, but not

less than twenty-four (24) hours. If a vehicle is parked in violation of these rules, a written violation notice will be placed on the vehicle.

6. Vehicles in extreme disrepair as reasonably determined by the board may not be abandoned or remain parked on any parcel or on any common area. If an owner or renter fails to remove an offending vehicle within five calendar days following the date notice of the violation is mailed by the Association to the owner, the Association may cause the vehicle to be towed or otherwise removed from the premises and may assess the expense of such removal to the owner. In addition, the owner is subject to fines as set forth in the *Schedule of Fines*.

7. The Board of Directors shall contract with a towing business to remove any vehicle in violation these Rules and Regulations. Such towing business shall be certified and licensed pursuant to all relevant state and local laws and regulations.

8. The costs of towing and impoundment shall be the personal obligation of the vehicle owner or possessor of the vehicle. If the vehicle owner or possessor of the vehicle is a guest of an owner, such costs shall also be the personal obligation of such owner. If the owner does not reimburse the costs of towing and impoundment upon demand by the Association, such costs shall be an assessment lien on the property.

Rules Enforcement Process

1. **Complaint.** A resident may file a written complaint with the Board or Association manager regarding a violation of the Declaration, Bylaws, or Rules and Regulations by another Owner or Guest.

2. **Investigation.** After receiving a complaint, the Board or Association manager may investigate the complaint and determine if it is valid. If the Board or Association manager witnesses a violation they may proceed to #3 below.

3. **Violation and Notice.** If the Board believes that a violation has occurred or is continuing to occur, the Board shall send notice of the violation to the responsible Owner. The notice will provide that the Board may assess fines against the Owner if: (1) the violation is repeated within the next 1-year period of time, or (2) a continuing violation is not cured. If the violation is a continuing violation, then the notice shall give the Owner at least 48 hours to cure the violation.

4. **Fines.** The Board may impose fines outlined above if the violation is repeated anytime within the next 1 year period of time or if the violation is not cured or ceased within the time specified in the notice described in paragraph 3. For continuing violations remaining

uncured, fines may continue to be levied as provided herein or as directed in the notice from the Association, but no more frequently than every 10 days.

5. Hearing. The responsible Owner has the right to request an informal hearing with the Board within thirty (30) days from the date the notice is provided to the Owner stating that a fine has been assessed by the Association. If requested, the Owner may present testimony or evidence regarding the violation at the next Board meeting.

Repeat Violations

As provided above, the Board may impose fines outlined above if the violation is repeated anytime within the next 1-year period of time. Owners who repeat any violation during this time period are not entitled to an additional hearing, regardless of whether or not the Owner participated in a hearing as a result of the first violation. For such repeat violations, the Board may automatically begin fines as outlined above.

Continuous Violations

As provided above, for continuing violations remaining uncured at the deadline provided in the notice or as provided herein, fines may continue to be levied as directed in the notice or as provided herein, but no more frequently than every 10 days.

Other Legal Remedies

1. Board Actions. In addition to levying fines, action by the Board may include, but need not be limited to:

- i. Seeking injunctive or declaratory relief action against any alleged offending Owner, Guest, or other occupant of the Owner's property; and/or
- ii. Taking immediate legal action, as the Board finds reasonably necessary, to stop conduct which it determines is in violation of the Declaration, Bylaws, Rules and Regulations or applicable state or federal law.

Owner Responsibility for Tenants, Guests, Invitees, etc.

Owners shall be responsible for the conduct of and the violations of any renter, tenant, invitee, guest, or family member who violates any portion of the Declaration, Bylaws, or these Rules and Regulations, including but not limited to, paying all fines or costs imposed by the Association as a result of the renter, tenant, invitee, guest, or family member's actions or behavior. All renters and tenants are jointly and severally liable for violations and resulting fines or costs.

BE IT FURTHER RESOLVED that:

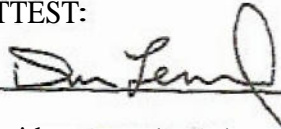
1. The forgoing Rules and Regulations and the *Schedule of Fines* attached as Exhibit A is adopted by the Board of Directors.

2. A copy of these Rules and Regulations will be sent to each owner at the address shown in the records of the Association.

3. Each owner and/or occupant of a home shall be responsible for notifying any household member, renter, guest or other visitor of the restrictions, limitations, and prohibitions contained above.

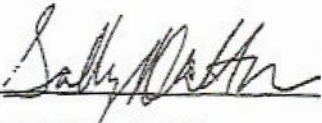
Date: 11/15/16

ATTEST:



President, Board of Directors,

Rosewood Lane Townhouse Condominium Association



Secretary, Board of Directors,

Rosewood Lane Townhouse Condominium Association

EXHIBIT A

SCHEDULE OF FINES

1. Violation of the Declaration, Bylaws, and Rules and Regulations of the Association (per occurrence) \$100

2. Continuing violations of the Declaration, Bylaws, and Rules and Regulations (Every **10** days until corrected) \$50