

**WINDERMERE ASSOCIATION
RULES AND REGULATIONS**

1. The walkways, greens, sidewalks, entrances, passages, and courts surrounding the Buildings shall not be obstructed or used for any other purpose than ingress to and egress from the Building Units.
2. No improper, immoral, offensive, or unlawful use shall be made of the common facilities, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.
3. No nuisance shall be allowed upon the Property, nor any use or practice that is a reasonable source of annoyance to the majority of residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Property shall be kept in a clean and sanitary condition, and no rubbish, refuse, garbage, or personal items are allowed to accumulate, nor any fire hazard allowed to exist. No Unit Owner shall permit any use of his Unit or make any use of the Common Facilities that will increase the cost of insurance on the Property.
4. No Unit Owner shall make or permit any disturbing noises, in any building, or do or permit anything to be done therein, which will interfere with the rights, comforts, or conveniences of the other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a radio or television set or other loud speaker in such owner's Unit between the hours of twelve midnight and the following seven A.M. if the same shall disturb or annoy other occupants of any Building.
5. Dogs, cats, (as well as any other pets that are specifically approved by the Association) shall be kept indoors and are only allowed on the common facilities (or limited controlled facilities) provided they are carried or on a leash and provided that the same shall not disturb or annoy other occupants of the community, and provided said domestic pets do not exceed three (3) in number of smaller domestic pets or two (2) domestic pets exceeding 100 lbs each. Homeowners are required to immediately clean up after their pets.
6. Each Unit Owner shall keep his Unit, patio and other limited controlled facilities which are appended to his unit in a good state of preservation and cleanliness.
7. No exterior of any Building or adjacent areas shall be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Association, which consent may be granted or refused in the sole discretion of the Association, although small decorative/seasonal items in good condition and good taste are normally allowed.
8. No boats, boat trailers, campers, recreational vehicles, or trailers of any type shall be permitted on the premises unless entirely within the garage of a unit.

9. No radio or television aerials or antennas shall be installed by Unit Owners outside their respective Units, and no sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or other part of any Building, except such as shall have been approved in writing by the Association, which approval may be granted or refused in the sole discretion of the Association; nor shall anything be projected from any window of any building without similar approval, with the exception of one Re-Sale Real estate "For Sale" sign placed tastefully in the front lawn, not to exceed 18" x 24" in overall size. Homeowner must immediately repair damaged lawn upon removal of said sign.
10. No articles of any kind shall be hung from the windows of any Unit. No garbage cans shall be stored in the Common Facilities or limited controlled facilities. Clothes and other articles shall not be dried or aired from a window or on any Common Facility. At no time shall any clothesline be permitted.
11. Automobile repair and/or maintenance shall not be permitted. Washing, interior cleaning, and waxing of automobiles shall not constitute maintenance.
12. No unit Owner or any of his agents, servants, employees, licensees, or visitors shall at any time bring into or keep in his unit any flammable, combustible, or explosive fluid, material, chemicals or substance, except for normal household use.
13. Any permanent, exterior modifications/additions, (example: awnings, storm doors, deck extensions) must be approved in writing by the Association. The Association reserves the right to reject any such applications in its sole discretion.
14. If any key or keys are entrusted by a Unit Owner or by any member of his family or by its agent, servant, employee, licensee, or visitor to any employee of the Association, whether for such Unit Owner's Unit or any automobile, truck, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and the Association shall not be liable for injury, loss, or damage of any nature whatsoever, directly or indirectly resulting there from or connected therewith.
15. Any Unit Owner desiring to plant flowers, trees, or shrubs on any portion of the Common Facilities or limited controlled facilities must submit a request and obtain written permission from the Association before doing so.
16. Complaints regarding any aspect of the management of the Association shall be made in writing to the Association.
17. Garbage shall be placed in cans or plastic bags indoors and deposited on designated days at the designated location near the Building Unit for pick up.

18. Permanent occupancy of two (2) bedroom units is limited to four (4) persons and permanent occupancy of three (3) bedroom units is limited to six (6) persons. Only those rooms designed by Declarant as bedrooms shall be considered bedrooms.
19. No Unit Owner or member of the family or guest, tenant, agent, visitor, licensee or employee of the Unit Owner shall knowingly or negligently interfere with or cause damage to, the storm water management system including but not limited to, disposal, deposit, spilling, leaking, or dumping of yard debris, household waste, or hazardous chemicals in the Constructed Wetlands, storm drains or Infiltration Beds.
20. The Association reserves the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care, and cleanliness of the Buildings, Garages, and Property and for securing the comfort and convenience of all occupants thereof.