

ShadowTree Homeowners Association

RULES & REGULATIONS

The cooperation of each owner, resident or occupant of the ShadowTree Townhouse project support of the following rules & policies is necessary to assure the convenience and protections that are required for harmonious living. Amendments may be made from time to time upon formal application and ratifications by a majority of the owners.

1. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the units in the community or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
2. Each owner or renter shall keep such owner's unit and related items in the limited common areas in good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown there from, or from the doors or windows thereof, any dirt or substance.
3. Owners wishing to rent their units may do so, but will be responsible for ADVISING RENTERS of the ShadowTree Project rules & policies demanding their compliance therewith. Owners are responsible for eviction of renters not - complying with rules & policies upon receipt of sufficiently serious or numerous complaints, and upon recommendation by the Management Committee for cause.

4. Toilets and other apparatus in the buildings shall not be used for any purpose other than for which they were constructed, nor shall any sweeping, rubbish, rags, paper, ashes or any other article be thrown in the same. Any damage resulting from misuse or malfunction of any toilets or other apparatus shall be paid for by the owner in whose unit it shall be originated. All owners are responsible for repair and maintenance of heating systems, plumbing, appliances, and other personal items within their individual units, including payment thereof.

5. No agents or management, contractor or workman authorized by management, may enter any unit without having written permission from the owner thereof. However, where any unit abuts, or adjoins another, the owner will be responsible for providing management with a key in or that the manager or his designed representative, together with the necessary parties, may enter in case of a bona fide emergency as specified in the Declaration of Covenants and Conditions. No locks shall be added or altered without management approval.

6. No owner or member of the family, tenant or guest of any owner shall be allowed upon the roof of the units, covered walkways, garages or any of the wall or fences.

7. Any damage to individual units or common area structures or facilities during the course of moving, shall be paid for by the owner and/or tenant responsible.

8. No owners shall use or permit to be brought into the units any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene or other explosives or articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of management.

9. Residents or occupants shall be held responsible for the actions of their children, guest or pets. Any damage to the buildings or common area caused by children, guest or pets shall be repaired at the expense of the owner, together with a reasonable attorney's fees, should proceedings be necessary for collection.

10. Motorized vehicles shall be prohibited from all areas except parking areas & roadways.

11. Water/sewer, garbage & trash collection will be provided by each owner at their expense. Each owner or tenant is responsible for placing garbage on the curb for pick-up, retrieving cans & cleaning up any garbage which spilled on the ground.

12. To insure optimum security, no solicitation for goods, services or contributions are allowed. Owners are responsible for notifying the property management in advance of occupancy by individuals other than themselves or

immediate family.

13. Bicycles, motorcycles, snow machines, or other riding and parking is prohibited in the common area except as pertaining to entering and leaving the townhouse project. Horses or other livestock animals are prohibited from the townhouse project.

14. Fireworks are prohibited within the project and within 200 yards from the townhouse buildings.

15. Excessive noise and unruly conduct by residents, tenants or guests is prohibited in the common area.

16. The grass & walkways at the front & rear entryways of the units shall not be obstructed or used for any purpose other than entry and exit from the units.

17. Recreational vehicles shall not be parked, stored or maintained in the common area.

18. Residents should assist in maintaining common area by disposing of trash & not littering.

EXTERIOR AND APPEARANCE

19. The exterior of the townhouse units shall not be decorated or altered by any owner in any manner without the prior written consent of the management committee.

20. No signs, notice of advertisement, for sale, etc., shall be inscribed or exposed on or at any window or other part of the units, except such as shall have been approved in writing by the management committee, nor shall anything be projected out of any window of the units without similar approval.

21. No shades, awnings, window guards, radio or television antennas, ventilators, fans or air conditioning devices shall be used in or about the buildings except such as shall have been approved in writing by the management committee.

22. No owner shall do any painting of the exterior of the units, patios, fences, garages or storage areas except as authorized by the management committee.

MISCELLANEOUS

23. Parking - Owners, tenants & guests must park only in the assigned parking

areas for their unit. Owners are responsible for insuring that tenants & guest do not park in other units assigned parking areas. Each 2 bedroom unit has two assigned parking spaces, each 3 bedroom unit has three assigned parking spaces, one of these parking spaces is inside the garage. Please consult the site plan to determine the assigned parking spaces for your unit.

24. Pets - Owners & tenants may have pets if the pets do not become a nuisance to any other owner, tenant or guest and are not left to run loose in any area of the common grounds.

25. Method of Voting for Amendments - Amendments to either the CCRs or the Rules and Regulations can be made by voting in person at an official meeting, through postal mail, or through email. All members will be apprised of the amendments before they are made.

26. Unregistered Vehicles - Vehicles that are parked in an outdoor parking spot within a ShadowTree parking area that are more than 60 days delinquent on their vehicle registration will be towed by the home owner's association. Cost of the towing will be billed to the homeowner that is responsible for the vehicle. If said bill is not paid, a lien will be placed against the homeowner's unit for the amount of the towing bill.

Owners are responsible for conveying these rules & policies to their tenants & guests.

27. Design committee must approve satellite dishes installations.