

KINGSWOOD I, A CONDOMINIUM
RULES AND REGULATIONS

To promote the health, happiness and peace of mind of all Unit Owners

EXTERIOR MAINTENANCE REQUESTS:

- A. All exterior maintenance requests MUST be made in writing to the Board of Directors.

EXTERIOR MAINTENANCE:

- B. Garbage or trash shall not be deposited at any place on the demised premises other than in the dumpsters provided
- C. The sidewalks, entrances, porches, floors, front and backyards shall be kept free of rubbish. No bicycles, baby carriages, toys, gardening tools or other articles of that kind shall be permitted to remain on the grounds except when in use. Extra care should be given to enhance the appearance of lawns, courts and strolling areas. Please avoid any actions that will prevent grass from growing. Bicycles, skateboards and foot-traffic cuttings corners will result in unsightly worn areas.

INTERIOR MAINTENANCE:

- D. Obstructive substance shall not be thrown in any plumbing fixture. The Unit Owner shall be responsible and shall pay for any damage or waste resulting from the stoppage in the plumbing pipes as a result of misuse or neglect and shall reimburse the Association on demand for the expense incurred due to waste or replacement of any such equipment.
- E. The Board of Directors will retain a passkey to each unit. No Unit Owner shall alter any lock or install a new lock without the written consent of the Board of Directors, and if permission is granted, a key to the new lock must be given to the Board of Directors.

EXTERIOR ALTERATIONS:

- F. Awnings, roofs, additions of any kind or alterations to the exterior will not be permitted without prior written consent.
- G. Radio aerials, television antennas or other radio installation cannot be installed on the exterior of the building without prior written consent of the Board of Directors.
- H. Fences, enclosures, or structures of any kind may not be erected or placed upon the grounds. No Unit Owner, his employees, agents or guests shall mark, paint, drill or in any way deface any exterior walls, pool equipment, shrubbery or grounds.

AUTOMOBILE AND PARKING REGULATIONS:

- I. Automobiles will not be parked at any place on the demised premises except in the space provided and said spaces are to be used for parking of automobiles only. There is one assigned space per unit; all other parking is on a first come, first serve basis. Vehicles illegally parked will be towed at owner's expense.
- J. Motorcycles, motorbikes and bicycles will only be parked in the designated rack behind the pool.
- K. Parking of trailers, boats, recreational vehicles and equipment as well as automobiles without tags, expired tags, automobiles in need of repair to make them road worthy and tow trucks are strictly prohibited. Repairs and washing of automobiles shall be allowed in the designated car wash areas only.
- L. Automobiles, moving vans, delivery vans cannot be parked, driven across or driven onto the lawn or walkways. Any damage resulting from the violation of this regulation shall be at the direct expense of the Unit Owner.
- M. Maximum speed limit within the project is 15 MPH.

SUPERVISION OF CHILDREN AND PETS:

- N. Parents must supervise their children at all times and will be held responsible for damage to landscaping or physical property caused by their children. The parking areas and other common areas are not to be used as playground facilities.
- O. Pets will not be permitted to run loose. When taken out they must be on a leash. Pets may not be staked out or tied to any outside structure and left unattended. Pet owners will clean up immediately after their pets in all common areas.

FIRE PREVENTION:

- P. Combustible materials that may increase or cause a fire hazard are not permitted. Barbeque grills must be 10 feet from the building when being used.

DISTURBING NOISE AND NUISANCES:

- Q. Residents will not make or permit any disturbing noises in the building by himself/herself, his/her family, servants, agents, visitors and licenses, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other residents, this includes the car was area. No residents shall play any musical instruments or operate a record player, stereo, television or radio on the demise premises between the hours of 11:00pm and 8:00am if the same shall disturb or annoy other residents. Residents shall not conduct or permit to be conducted vocal or instrumental instruction at any time.
- R. Motorcycles, motorbikes, motor scooters, mini-bikes, go-carts or any other motorized vehicles of this type that generate abusive noises will not be operated on the premises.
- S. Skates and skateboards may not be used anywhere on the property.
- T. Signs, ads, or solicitations are not permitted on or about the condominium community without the prior consent of the Association.

SWIMMING POOL REGULATIONS:

- U. The private pool is provided for enjoyment of the residents. In order to assure safety, as well as maximum pleasure, pool regulations have been established. Space does not permit a complete documentation of these regulations here, however, complete rules are posted and copies of these regulations are also available from the Board of Directors.

CHANGES IN RULES AND REGULATIONS:

- V. The Association may, in accordance with the By-Laws, alter, amend, revoke, or add to these Rules and Regulations for its care and cleanliness, or for protection of the reputation thereof. When notice of any such alteration, amendment, revocation, or addition is given to any resident, it shall have the same force and effect as if originally made part of the Rules and Regulations.

USE OF UNITS:

- W. For additional restrictions on the use of units, see paragraph 10 of the Declaration of Condominiums.

INFRACTIONS TO THESE REQUIREMENTS SHOULD BE REPORTED TO THE BOARD OF DIRECTORS FOR CORRECTIVE ACTION.