

Part # 103

WESTWOOD TRIANGLE JORINE TOWNHOMES ASSOCIATION, INC.  
PROPERTY RULES AND REGULATIONS

Revised & Adapted at the General Owners Meeting, Nov. 15, 2007

PROPERTY BY-LAWS SCHEDULE B

The following Rules and Regulations shall be applicable to any condominium or townhome unit owner, occupant, lessee, guest, family member, or employee of the same and shall be enforceable by all council members or employees of the same.

- No unit shall be used for any purpose other than residential, and as a single family private dwelling for the owner and members of the owner's family and social guests or lessees as otherwise provided. No more than Three (3) persons shall ever occupy or live in a unit at any time.
- Any common sidewalks, driveways, entrances, halls or courtyard areas shall not be obstructed or used as playgrounds for children or for any purpose other than ingress or egress from the condominium or townhome unit.
- No owner, occupant, lessee, guest or family member shall store objects or things or dry clothing on balcony, patio or patio area, or place other material on said place in any manner which is likely to impair the uniform appearance of the exterior of the buildings. You may furnish a balcony, patio, or patio area with outdoor furniture if you so desire.
- No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance or exit from a building or parking area. Vehicles must be parked in the space number assigned to resident for said unit, or in the unassigned uncovered parking spaces available.
- Parking spaces are not to be used as storage spaces for boats, recreational vehicles, none derivable, inoperable or abandoned vehicles. Vehicles with expired license plates or expired inspection sticker will be towed away at owner's expense. Absolutely no parking on grass, no car washing and no repair to vehicles on premises. Association assumes no liability for any damage to vehicles or contents of vehicles parked on property
- No wiring for electrical or any other purpose, nor any TV or radio antennae, machines or air conditioning units may be installed in such a manner that they protrude through the walls or roof of the condominium, except for improvements that may be authorized by the Board of Directors of the Association.
- Individual Satellite dishes or antennas' installation is permitted on the floor of patios or balconies of the individual units only. Satellite dishes or antennas' wiring may not extend beyond the exclusive-use area of the individual unit into the common-area airspace. Mounting on balcony railing, patio fencing or facial boards is prohibited. Damage to property (including damage to exterior surface of balcony or patio) resulting from incorrect installation of satellite dishes or antennas will be repaired at owner's expense.
- Window covering visible from the outside shall be white or off white. No tinfoil, colored or unsightly material shall be used, nor shall any window decorations, colored lights, etc. be displayed except during specific holidays.
- Residents shall exercise care to avoid making or permitting to make loud, disturbing, or objectionable noises including radio, stereo, TV, any musical instrument, amplifier, and other devices in such manner as may disturb or tend to disturb occupant of other units.
- Disposal of garbage and trash shall be done only by the use of the common trash facility. No garbage bags, cans or other articles may be left in entrances, or outside of the common trash facility. Only items which will fit completely inside the dumpster shall be disposed of in the common trash facility. All cardboard boxes must be broken down before being inserted into the dumpster. Furniture or bedding disposal is the responsibility of the unit resident and will be disposed of at the expense of the owner if not disposed of by the resident.
- Pets allowed per unit (subject to owner's approval) are one cat or dog weighing no more than 20 pounds, providing that they are not continuously obnoxious to other residents and that owners clean up after their pets. All pets must be kept on leash when outdoors and cannot be allowed to run freely. No pets are allowed inside the pool area. Owners who are in violation of the above shall be required to dispose of the pets upon written notice of the Board.