

REFLECTIONS ON THE LAKE HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

I. FINES:

1. All of the following Rules and Regulations are subject to the following fines (except as noted):
 - A. A FIRST violation of a Rule or Regulation by a Resident will result in a Warning Letter.
 - B. A SECOND violation of the same Rule or Regulation by a Resident within 6 months of the first violation will result in a fine of **\$100.00**.
 - C. A THIRD violation of the same Rule or Regulation by a Resident within 6 months of the second violation will result in a fine of **\$250.00**.
 - D. A FOURTH VIOLATION WILL RESULT IN LEGAL ACTION.

II. QUALITY OF LIFE:

1. Residents are responsible for observing the following Rules and Regulations as well as for the instruction of their children and guests as to the provisions of these rules and regulations.
2. Residents shall exercise reasonable care to avoid making or permitting to be made, loud or objectionable noises as may disturb other residents. This includes but is not limited to the following: music, TV's, amplifiers, shouting, door slamming, gunfire, mechanical repairs, horn honking, and engine revving.

III. PETS:

1. The number of pets per unit is restricted to **TWO (2) of no more than 35 lbs.** Violation will result in a fine of \$25.00 per week per pet in excess of this limit. No dogs that are considered a dangerous breed, i.e. Pit Bulls, will be allowed on property.
2. All cats/dogs in the common areas must wear a tag identifying owner's name, current address, and telephone number. Any untagged animal will be assumed to be a stray and will be removed from the property.
3. No dogs or cats shall be allowed in the common areas or facilities unless on a leash held by the owner or his/her agent. No animal may be leashed to any stationary object on the common areas.
4. Residents shall not permit their animal to relieve itself anywhere but the designated areas. Each Resident shall immediately clean up and properly dispose of any mess(es) or droppings left by his/her pet on any part of the common areas.

5. Resident's pet(s) shall not become a persistent nuisance, nor shall they be permitted to cause sanitary or odor problems in patios or common areas.
6. No animal shall be permitted to bark, howl, or make other loud noises for such length of time or at hours as disturbs Residents rest or peaceful enjoyment of their units or the common areas. Dogs are never allowed to be left on the balcony or patio when the owner is not at home.
7. Residents are responsible for any property damage caused by their pet(s).

IV. OVERALL APPEARANCE OF THE PROPERTY:

1. The posting of for sale / for rent / for lease signs is restricted to inside windows. Handwritten signs are prohibited. Signs placed in the common areas will be removed and disposed of by the Association.
2. One security / alarm sticker (postcard size) is permitted on the lower half of the front door and / or in a downstairs window. No other security signs are permitted.
3. No items are to be draped over patio fences, or aired / dried on patios in public view. With the exception of patio furniture, (table, chair, umbrella), or plants nothing is allowed to be in the patio.
4. Litter and trash, including cans, newspapers, may not be left in the common areas, nor collected in patios.
5. Residents may plant "annuals" (excluding vegetables) in flowerbeds in front of their units, but must accept the responsibility for the upkeep of the beds. The Association will not accept any responsibility for loss and/or damage to Residents annuals. These plants may not affect the uniformity of the landscaping. Potted plants may be removed by the Association.
6. Windows may not be covered with aluminum foil, newspapers, sheets, blankets, decorations, or anything other than conventional drapes, shades or blinds. No interior window treatments, such as bright colors, shall be permitted if the Board of Directors determines that such treatments cause an unsightly detraction from the exterior appearance of the building.
7. Installation of satellite dishes are not allowed.
8. Installation of exterior wiring of any kind for any purpose must be approved in writing by the Board of Directors.
9. Owners are responsible for damages to the common area caused by the owner, tenants, guests or his invitees.
10. Owners shall maintain and repair all items for which responsibility is designated under the Declaration of covenants, conditions and restrictions, By-laws or these Rules and Regulations.

12. No barbecue pits or other food cooking apparatus is permitted in the common area without prior written permission of the Management Company. They are not allowed to be stored on the patio or balcony whether in use or not.

V. MISCELLANEOUS:

1. Garage sales may not be held in carport areas or anywhere else on the property. Violation will result in a fine of \$35.00 per day.
2. Owners who rent out their units must observe the following:
 - A. Owner must provide the application, **lease application, background check prior to moving in. Any one with a Felony Conviction will not be approved.** Within thirty (30) days of occupancy, owners must provide the Management Company with an executed copy of the rental agreement.
 - B. Owners must provide tenants with copies of the Declaration, Bylaws and Rules and Regulations within thirty (30) days of occupancy.
 - C. Any lease agreement is subject to the provisions of the Declaration, the Bylaws, and these Rules and Regulations of Reflections on the Lake HOA and a statement must be included in the lease to that effect.
 - D. Residents are responsible for any damage they cause.

VI. SWIMMING POOL RULES:

NO LIFEGUARD IS ON DUTY AT ANY TIME. ALL SWIMMERS SWIM AT THEIR OWN RISK!

1. Swimmers wishing to use the pool must purchase a key to the swimming pool gate.
2. The pool is restricted to Residents and their guests. No more than two (2) guests per Resident without prior approval of the Manager. Guests are not to use the pool unless the unit Resident is present.
3. The shepherd's hook and life ring provided in the pool area by the Association are for emergency use only, and are not to be used for recreational use.
4. Children under 12 years old must be attended at all times by an adult 18 years or older.
5. Swimming pool hours are: Sunday through Thursday (inclusive), 10 AM to 10 PM. Friday and Saturday (inclusive) 10 AM to 11 PM.
6. Glass containers are not allowed inside the fenced area.
7. No alcohol or other intoxicants are to be taken into the pool area or consumed therein. No one intoxicated is allowed to use the pool facilities.
8. No drinking, eating or smoking is allowed within 4 feet of the pool.

9. No one is to block the pool access gate from closing at any time for any reason.
10. No one is to climb the fence surrounding the swimming pool for the purpose of ingress or egress.
11. Pets are not allowed inside the fenced area of the pool and are not allowed to be leashed or tied to the fence.
12. Music systems (radios, cassettes, CD's, etc.) are permitted only with the usage of headphones.
13. No one with open sores is permitted to use the pool facilities.
14. Running, shouting, roughhousing, etc. is not permitted.
15. Only standard pool play equipment is allowed in the pool area.
16. No barbecue pits or other food cooking apparatus is permitted in the pool area without prior written permission of the Board of Directors.
17. All Residents must remove their trash / litter from the pool area.
18. Only standard swim wear is permitted. No cut-offs.
19. Violation of the above pool rules may result in pool privileges being suspended in addition to the fines listed above. The Board of Directors has the right to refuse pool privileges to anyone at any time without notice.

VII. VEHICLE RULES:

ALL TOWING FOR VIOLATION OF THE RULES STATED BELOW MUST BE ARRANGED WITH THE TOWING COMPANY POSTED ON THE PARKING AREA ACCESS GATE.

1. No parking in designated "No Parking" zones. Violators will be towed at owner's expense without notice.
2. No parking in driveways. Violators will be towed at owner's expense without notice.
3. Motorcycles, bicycles and other vehicles may not be parked in common areas or elsewhere on the grounds, except in designated parking spaces. Violators will be towed at owner's expense without notice.
4. The unassigned uncovered parking spaces are open to Residents (or lessees and guests) on a first-come basis. All covered parking is assigned. Each townhouse is assigned one (1) covered parking space. If you are unsure of which space is assigned to your condominium, contact the Management Company.
5. Illegally parked, inoperative, or partially disassembled vehicles are subject to towing at owner's expense. Inoperative vehicles are defined as those vehicles with expired or missing registration tags and / or expired or missing inspection stickers, or vehicles

having flat tire(s) for fourteen (14) or more consecutive days. Vehicles will be towed without warning.

6. Any vehicle parked in or obstructing an assigned parking space without prior authorization of the Resident that the space is assigned to shall be subject to towing without notice. Towing may be arranged by the Management Company, a Board Member or the Resident whose assigned parking space is obstructed or in use.
7. Residents will be charged for clean-up and / or repair to the grounds necessitated by excessive fluid leaks from vehicles.
8. No repair work, dismantling or assembling of vehicles or any other machinery or equipment shall be permitted in any carport, parking space, driveway, or in the common areas.
9. Vehicles blocking the vehicle access gates are subject to immediate towing without notice at owner's expense.
10. The speed limit in the driveways is 5 miles per hour (MPH).
11. Designated parking spaces shall be used for parking of only one (1) four-wheeled passenger vehicle, not to exceed twenty-one (21) feet in length, or two (2) two-wheeled motorcycles. Vehicles with more than two (2) axles are prohibited.
12. Boats, trailers, campers, recreational vehicles, vehicles over 21 feet in length etc. are prohibited from parking anywhere on the property without prior written permission from the Board of Directors.
13. Driving motorized vehicles on sidewalks, courtyards or unpaved areas is prohibited. Violation will result in a fine of \$50.00 for each offense.
14. No one is permitted to use water on a common line for any purpose other than the watering of plants in the common areas.
15. No swimming, wading, boating is permitted in the lake. Use of the lake is at YOUR OWN RISK. Anyone found violating the lake rules will be fined \$50.00.

No hunting or fishing is allowed.
16. All tenants are required to purchase a remote access key in order to enter the property. Gate codes are only issued to vendors and care givers. Anyone seen using a gate code And not a remote will be fined \$25.00 and the gate codes will be changed.
17. You are not allowed to run a business out of your unit.
18. The cost to repair damage from improper use of drain and plumbing systems causing backup and overflow is the tenant's responsibility. Never place hazardous materials or grease in the drains. Do not place diapers, wipes of any kind, paper towels or anything but toilet paper into the toilers or drains.

The Board of Directors wishes to thank you in advance for your compliance with these Rules and Regulations. If you have any questions or concerns, please contact the Management Company.

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