

RULES AND REGULATIONS

LUCY PARK TOWNHOMES

INTRODUCTION

It is important that we preserve the living and architectural style that Lucy Park Townhomes represents. The goal of these Rules and Regulations is to provide reasonable, practical guidelines for the operation of Lucy Park Townhomes. Residents and guests are obligated to comply with these Rules and Regulations and the Association's Governing Documents. The Board of Directors of the Association has approved these, and may approve other, Rules and Regulations based upon authority contained in Section 5.6 of the Declaration. The terms used in these Rules and Regulations have the same meanings as set forth in Section 1 of the Declaration. References to the Association mean the Board acting for and on behalf of the Association.

GENERAL REGULATIONS

1. Please be considerate of other residents and refrain from engaging in conduct which is a material annoyance or nuisance to others. Owners and Occupants are responsible for the behavior of their families, guests and tenants while at Lucy Park Townhomes. Owners and Occupants should be aware of children's welfare and safety in the use of the Property, particularly with respect to vehicular traffic. The cost of repair of damage to the Property resulting from the acts of Owners and Occupants and their guests may be assessed against the Owner's Unit.

2. Persons residing on or using the Property are obligated to comply with all applicable laws, ordinances and regulations of the City of St. Michael and other governmental authorities. If charged with a violation by a governmental authority, the Owner or Occupant is obligated to indemnify, defend and hold the Association, and other Owners and Occupants, harmless from all fines, penalties, costs, attorney's fees or prosecution resulting from the violation.

3. Lucy Park Townhomes is designed to be a residential community. Business or commercial activity may not be conducted, except for the limited, incidental activities described in Section 7.4 of the Declaration.

4. For health reasons, garbage and refuse should be placed in leakproof trash bags and deposited in designated trash receptacles. Municipal regulations regarding garbage pickup apply.

5. Flammable substances may not be kept on the Property except in safe containers. No inherently dangerous items such as explosives may be kept on the Property at any time.

6. Except as expressly permitted by law, firearms, airguns and other devices designated to fire a potentially lethal projectile may not be discharged or carried on the Property, except for carrying the device to and from a vehicle for purposes of transporting the device.

7. Persons authorized by the Board, or public safety personnel, may enter the Units at any time for the purpose of correcting any condition which is reasonably believed to present an

imminent danger of serious loss or damage to any portion of the Property, or injury or death to any person. Persons authorized by the Board may also enter the Units upon reasonable advance notice for purposes of maintaining, repairing and replacing Common Elements or any parts of the Units which the Association may be obligated to maintain.

8. Managers and others who provide services to the Association are required to take direction only from the Board or Association officers. Comments regarding services or actions of persons performing work for the Association should be directed to the Board or to the manager.

USE OF COMMON ELEMENTS

1. Common Element grounds are for the enjoyment of all residents, and we ask that you be considerate of the rights of others.

2. Please use your best efforts to prevent the Common Elements from becoming unsightly. Personal property may not be stored, displayed or otherwise left outside the Dwellings, except as authorized by the Board.

3. Walkways, streets, driveways and portions of the Common Elements used for access to and from the Units, or parking areas, may not be obstructed, or used for storage, activities or any purpose other than access and authorized parking.

4. In order to preserve the aesthetic character and beauty of the Property, all originally installed plants, trees, landscaping and topsoil should be left undisturbed, except for routine maintenance.

5. Residents and their guests should not interfere in any manner with common utilities, equipment, systems or structures on the Property.

USE OF DECKS AND TERRACES

1. Decks and terraces are intended for the quiet use and enjoyment of the Owners and Occupants of the Units on which they are located. Loud or otherwise disturbing activities on the decks and terraces are prohibited.

2. Decks and terraces are intended for personal recreational use, and may not be used for storage or other purposes, except that seasonal furniture and seasonal plants in leakproof containers may be kept on decks or terraces in season.

EXTERIOR ALTERATIONS/DISPLAYS

1. Identification, signs or displays of any kind may not be placed anywhere on the Property without prior approval of the Board; except that a customary “for sale” sign of a reasonable size approved by the Board may be temporarily erected on the yard area of the Unit near the street during the period when a unit is for sale.

2. No Person may modify or remove any part of the Common Elements, nor change

the appearance of any portion of the Common Elements or the exterior of any Unit, except in accordance with the architectural control requirements set forth in Section 8 of the Declaration. In addition, Owners and Occupants must also obtain approval from the Board prior to making any change to their Unit which could affect the Building's structure or weather-tight soundness. However, The Board may pre-approve certain routine maintenance of, or changes to, the exteriors of the Dwellings. Owners may obtain a list of any pre-approved changes from the Board. If any change is made without approval by the Board, the Association has the right to remove the unapproved change, and otherwise correct the changed condition, at the expense of the offending Owner.

3. Additional buildings, animal enclosures, tents, awnings, shelters, additions, poles or other structures or physical improvements of any kind, temporary or permanent, which are visible from the exterior of a Unit, are prohibited without the prior written approval of the Board as set forth in Section 8 of the Declaration.

4. With the exception of potted flowering plants, no exterior fixtures such as bird houses, bird feeders, wind chimes or exterior ornamentation of any kind shall be placed or permitted to remain on any part of the Property, unless prior written approval has been obtained from the Board.

5. The placement and use of satellite dishes and other antennas are governed by Section 8.5 of the Declaration.

6. Owners and Occupants have the responsibility for obtaining approval from the Board prior to the installation of exterior fixtures and accessories. If any such fixture or accessory is installed without approval by the Board, the Association has the right to remove the unapproved items at the expense of the violating Owner.

UTILITIES

Each Owner is responsible for the maintenance, repair, replacement and charges relating to public utilities or other similar services metered solely to his/her Unit.

VEHICLES AND PARKING REGULATIONS

1. Vehicles and trailers of any type, whether motorized or not, must be kept in garages when not in use due to the limited parking areas on the Property and the appearance of the area.

2. Outside parking may be limited during periods of snow removal or maintenance.

3. Inoperative or unlicensed vehicles or recreational equipment may not be left anywhere at Lucy Park Townhomes, except in the owner's garage. All vehicles required by law to be licensed or registered must have current registration and license tags, as applicable.

4. Because of limited parking space on the Property, it is important that residents not park their vehicles in unauthorized parking areas. Common Element parking areas may be used

only for guest parking, and not for parking or storage of Owners and Occupants' vehicles, recreational equipment or other personal Property. One guest vehicle may be parked in front of each of the Owner's garage stalls. Garage stalls must first be used for vehicle parking, and no garage may be used for storage or converted to another use which would prevent the parking of vehicles in the garage. The Association reserves the right to tow, and fine the owner of, any vehicle parked in an unauthorized area or manner.

ANIMALS

1. Small, domesticated common house pets such as dogs, cats, fish or birds ("permitted pets") may be kept by an Owner or Occupant in his or her Dwelling, subject to these Rules and Regulations. No other animals may be kept anywhere on the Property. Birds, fish and other small common household pets (other than dogs and cats) shall be kept in appropriate cages or tanks within the Owner's Dwelling.

2. A maximum of two dogs or two cats, or one of each, may be kept in any Dwelling.

3. A pet must be housed and maintained exclusively within the Owner's Dwelling, except when under the direct control of the Owner or other handler. Outdoor pet houses, shelters or enclosures of any type are prohibited. No pet may be left unattended on decks, patios or elsewhere outdoors, or in a garage.

4. Owners are responsible to pay for any damage to the Property caused by their pet, and are obligated to hold harmless and indemnify the Association, and its officers and directors, against any loss, claims or liability arising out of any act of the pet.

5. Permitted pets may be walked on the Property only in accordance with local leash laws. Permitted pets shall not be allowed to relieve themselves on the Property, except within the Owner's Unit or in areas designated by the Board. Solid waste left on the Property shall be promptly disposed of by the pet's owner.

6. Any repeated or prolonged disturbance by a pet, such as noise, odor, waste or threatening or nuisance activity, will be cause for imposition of a fine on the pet's owner and/or the removal of the offending pet from the Property, at the discretion of the Board. Decisions concerning the removal of a pet shall, upon written request of the pet's owner, be made by the vote of the Owners at a meeting of the Association; provided, that the pet's owner shall pay the cost of calling and holding the meeting.

7. Notwithstanding the foregoing, no rules shall be imposed which restrict the keeping of a qualified "service animal" for a disabled or handicapped person in violation of any applicable state or federal statutes, regulations or rules; provided that such animals are not exempt from Rules and Regulations applicable to all pet dogs.

ADMINISTRATION

1. Waivers from the provisions of these Rules and Regulations for specific situations may be granted by the Board for good cause shown if, (i) in the judgment of the Board the waiver

will not violate the Governing Documents nor interfere with the rights of other Owners or Occupants, and (ii) the waiver is granted to other Owners and Occupants under the same circumstances. Waivers will not be granted unless an emergency or highly extenuating circumstances exist.

2. The Board has the authority to amend these Rules and Regulations, and make such other Rules and Regulations, from time to time, as it deems necessary for the use, safety, care and cleanliness of the Property, and for securing the common comfort and convenience of all residents.

VIOLATIONS/HEARINGS

When there is a violation of these Rules and Regulations or the Governing Documents, the Board is authorized to pursue various remedies. These remedies include, but are not limited to, legal action for damages or equitable relief in any court, imposition of late charges for past due assessments, imposition of reasonable fines for violations, towing of vehicles, or the correction of any condition which violates the Rules and Regulations or Governing Documents. Prior to the exercise of certain remedies, the Board shall, upon written request of the offending Owner, grant the Owner a fair hearing with respect to the violation. Please refer to Section 14 of the Declaration for more details regarding the Association's remedies and the rights of an Owner with respect to hearings.