

**RULES AND REGULATIONS**

**SUNFISH LAKE VILLAGE**

Exhibit F

5. Except as expressly permitted by law, firearms, air guns 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.

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

7. Persons authorized by the Board, or public safety personnel, may enter the yard areas of Units at any time for the purpose of correction 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. These authorized persons may also enter the yard areas of Units upon reasonable advance notice for purposes of maintaining, repairing and replacing Common Property 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 action of persons performing work for the Association should be directed to the Board or to the manager.

#### **ARCHITECTURAL AND EXTERIOR RESTRICTIONS**

1. No Owner or Occupant (a) may modify any part of the Common Property, (b) construct or install an addition or other structural or design change of any kind to their Dwelling, (c) construct or install any auxiliary structures, building or enclosures in addition to their Dwelling, or (d) make any material change to the appearance of the exterior of their Dwelling that is inconsistent or incompatible with the color, location, type and design in relation to other existing Dwellings, except in accordance with the architectural procedures set forth in Section 8 of the Declaration or as otherwise provided in these Rules. Owners and Occupants have the responsibility for obtaining approval from the Board prior to making any exterior change to their Unit.

2. Seasonal ornaments, decorations and displays shall be allowed on the Property. However, all such ornaments, decorations and displays shall be removed within a reasonable time after the conclusion of the applicable season.

3. Fences may be installed on the Property; provided that all such fences shall be constructed and installed (a) entirely within the lot lines of the applicable Unit and only in the rear yard area of such Unit, (b) in compliance with applicable governmental laws, codes, regulations and ordinances. (c) the only approved fencing material is black chain link fencing, can be installed to a height no greater than four feet high, and must have prior approval from the Architectural Committee. (d) Fences are not allowed in the Cottage yards due to lawn mowing requirements of provided service contractors. (obstructions aren't permitted).

4. Identification, signs or displays of any kind may not be placed anywhere on the Property; 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. Please contact the Board for details.

5. The installation and use of antennas, satellite dishes and other comparable communications devices shall be governed by applicable federal and state laws and regulations. Owner and occupants shall be responsible for all maintenance and repair of the antenna, satellite dish or other comparable communications device and any maintenance or repair to the Property which arises out of the installation or use of such equipment.

6. The Village owners are responsible for the upkeep of their yards and are expected to keep them mowed, fertilized and watered. Failure to do so would result in detracting from the beauty of the entire association as well as lowering the values of the neighboring homes. Failure to comply could result in replacement of damaged areas after a review and decision by the board members, at the owners expense.

7. The Cottage owners have little or no maintenance to deal with, as they pay extra dues to pay for outside yard work. They are expected, however, to keep their lawns free from abuse or neglect, and will be assessed the cost of

any damage repair that has to be done as result of their abuse or neglect, so as not to encumber those owners who are taking care of their lawns.

## **VILLAGE VEHICLES AND PARKING REGULATIONS**

1. Overnight parking of up to two vehicles by an Owner or Occupant, or their guests, is permitted in the driveways of the Units. Vehicles may not otherwise be parked or stored outside the Dwellings, except where parking cut-outs are provided, as in the case of certain Cottage side areas.

2. Personal property, including but not limited to trailers, boats, snowmobiles or other recreational equipment, may not be parked or stored in the yard area of the Unit. Personal property of this nature may be stored temporarily in the driveways of the Units during the season or seasons in which such property is typically used.

3. Inoperative or unlicensed vehicles or recreational equipment may not be left anywhere on the Property, 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. Outside parking may be limited during periods of snow removal or maintenance.

## **ANIMALS**

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

2. A maximum of two dogs or two cats, or a combination of the two, may be kept in any Unit.

3. All pets must be housed and maintained exclusively within the Owner's Dwelling overnight.

4. Pets may be housed outdoors during the day in fenced yards or appropriate pet houses, shelters or enclosures. Any such house, shelter or enclosure shall (a) be located in the rear yard area of the Unit adjacent to or near the Dwelling, (b) not exceed 150 square feet in size, (c) be constructed of high quality materials compatible with the color, type, construction and design of the Dwelling, (d) constructed within the lot lines of the Unit, and (e) be cleaned and maintained in a neat and orderly fashion. In addition, invisible fencing may be installed within the lot lines of the applicable Unit.

5. Owners are responsible to pay for any damage to the Property caused by their pets, 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.

6. Pets are not 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 or other handler.

7. Pets may be walked on the Property only in accordance with local leash laws.

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

8. Notwithstanding the foregoing, no rules shall be imposed which restrict the keeping of a qualified "service animal" for a disable or handicapped person in violation of any applicable state or federal statutes, regulations or rules. However, service animals are subject to the same behavioral standards as similar types of pets.

## **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 extenuation circumstance 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. There 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 Document. Prior to the Board imposing a fine for any violation, the Board shall, upon written request of the offending Owner, grant the Owner a fair hearing. Please refer to Section 13 of the Declaration for details of the rights of an Owner with respect o hearings.