

THE TOWNES AT LIBERTY PARK CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

Effective January 1, 2017

One of the fundamental purposes of the Association is to develop and enforce Rules and Regulations ("Rules") which enhance the community. Rules provide the framework for a pleasant and safe living environment for all residents while respecting the individual differences of co-owners and maintaining the value of your investment. It is the responsibility of the Board of Directors to administer and enforce the Rules. However, it is the responsibility of each co-owner and the co-owner's family, tenants, visitors, and invitees, to cooperate and adhere to the Rules.

These Rules and Regulations as set forth below are in addition to, expand, or reiterate many of those found in the Bylaws (Exhibit "A" to the Master deed), and will be strictly enforced. Please familiar yourself with the Rules and governing documents of the Association.

1. **Vehicles:** No vehicle shall be parked in such a manner as to impede or prevent any access to fire lanes, garages, driveways, or other common areas including the mailboxes, at any time. No vehicle shall be stored on the street for more than 30 consecutive days. Vehicles must have a valid and current license tag displayed at all times. Recreational and Commercial vehicles (those with markings, equipment or advertising) cannot be parked in the street unless loading or unloading. Vehicles in violation of this section may be towed at the owner's expense.
2. **Pets:** All animals shall wear a leash when outdoors, be accompanied by and under the full control of their owner. Each co-owner shall be responsible for the immediate collection and proper disposition of all fecal matter deposited by their pet anywhere in the community. Waste should not be stored in the Limited Common areas. Co-owners will be responsible for any damage to Association property caused by their pets.
3. **Grills:** Grills shall be monitored at all times while in use by the co-owner. Grills shall not be used in garages. Propane tanks shall not be stored, or used, within garage areas or inside the unit. No charcoal grills are to be used on the balcony.
4. **Lawn furniture:** Outdoor furniture may only be used, and not stored, on the Limited Common areas during the season for which it is designed. Balconies are an exception to this rule. Any item remaining on the front porch and surrounding area after December 1 will be picked up to allow for snow removal.
5. **Outdoor equipment:** Bicycles, toys, boats and other outdoor equipment may not be left in roadways, driveways, or lawn areas overnight or indiscriminately strewn over the Limited Common areas at any time.
6. **Garage doors:** Shall be kept closed when the garage is not in use by the co-owner.
7. **Advertising:** Garage sale (or any sale by any name), political signs, lost/found signs, or contractor signs are not permitted. Co-owners selling their homes may post one realty sign on the front door or interior window of the unit. Postings and flyers are not allowed on mailboxes.
8. **Plantings:** All plantings, except annuals, require the advance approval of the Board of Directors. Annuals are allowed only in the Limited Common areas immediately in front of the unit and the co-owner shall be responsible for maintaining his/her own plantings, at all times. If said plantings are not maintained in a timely fashion, the Association has the right to have the work done at the expense of the co-owner. Birdhouses, lawn

trinkets and decorations of any kind are not allowed. Hanging baskets and other items should not be suspended from trees.

9. **Holiday Decorations:** Decorations should be in keeping with the holiday or season and removed within a reasonable period following the event. No ornaments, holiday decorations, or flower pots are to be placed outside of the Limited Common areas, or compromise the safety of co-owners and invitees. All such items are subject to removal at the discretion of the Board of Directors.
10. **Trash:** Trash must be in critter-proof containers and shall not be put out prior to 6 p.m. on the day preceding pick-up. Trash containers must be returned to the garage within 24 hours.
11. **Noise levels:** Excessive barking, loud music, fireworks, engine revving and other annoying noise or disruption to the peace of the community will not be tolerated.
12. **Leasing:** Written disclosure of all lease transactions must be submitted to the Board of Directors at least ten (10) days prior to presenting a lease agreement to a potential lessee. Please see Article VI of the Condominium Bylaws for additional provisions governing leases. A non-refundable lease fee of \$200 will be charged to homeowners for each new lease processed by Management after December 31, 2015. This does not include renewals of existing leases. Homeowners' accounts will automatically be charged when presenting a signed lease to Management.
13. **Satellite Dishes:** Placement of all satellite dishes requires the approval of the Board of Directors prior to installation and must comply with instructions.

VIOLATIONS

Co-owners are encouraged to report all violations info@herriman.net or (248)459-5440.

Fines for violation:

1st OFFENSE: Written notification and warning, plus the cost to clean up, repair or replace.

2nd OFFENSE: \$50.00 fine, plus the cost to clean up, repair or replace.

3rd OFFENSE: \$75.00 fine, plus the cost to clean up, repair or replace.

4th OFFENSE: \$100.00 fine, plus the cost to clean up, repair or replace.

5th OFFENSE: \$200.00 fine, plus the cost to clean up, repair or replace.

6th OFFENSE: \$300.00 fine, plus the cost to clean up, repair or replace, and a legal demand to terminate the lease or sell the unit.

Appeals:

You will have an opportunity to dispute the alleged violation, which will be reviewed by the Board. Thank you for your cooperation.