

DELONG LAKE VILLAS TOWNHOUSE ASSOCIATION
HOUSE RULES
REVISED AND APPROVED FEBRUARY 10, 2010

RESIDENTIAL USE RESTRICTIONS:

Home Occupations: The Declarations state that homes in Delong Lake shall be used as single family residences only. Under Municipal Ordinances, permitted uses in single family residences include "Home Occupations". This ordinance has been adopted with appropriate modification for Delong Lake. An occupation may be conducted in dwellings provided that (a) no person other than the permanent resident residing in the dwelling unit shall be engaged in such occupation; (b) the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for the residential purposes by its occupants and not more than 250 square feet of the dwelling shall be used in conduct of the home occupation; (c) there shall be no changes in the outside of the building or premises nor shall there be any visible evidence of the conduct of such home occupation; (d) there shall be no wholesale or retail sales of merchandise or any activities involving stock in trade on the premises; (e) no traffic shall be generated by such home occupation in greater volume than would be normally expected in a residential neighborhood; (f) no noise, vibration, fumes, odors, or electrical interference (including but not limited to, major repair of automobiles) detectable to the normal senses off the lot.

It is the responsibility of an owner who rents or leases his/her unit to another party to report said action to the Board of Directors and/or the managing agent within thirty (30) days of rental occupancy or signing of a rental agreement (whichever is earlier) the tenant's name, mailing address, and home and work telephone numbers. The owner shall also furnish a copy of house rules to such tenant and discuss the contents of same.

Homeowners are responsible for the entire deductible on interior damage insurance claims. The association is not responsible for damages by fire, water, theft, etc., to personal effects located within the unit.

Any additions, alterations, or changes to units or lots affecting the exterior appearance of the unit must be presented to the Board of Directors for approval prior to construction.

Homeowners may not have contractors on the project for any work the association might pay for unless the work and the contractor have been approved by the Board of Directors.

PETS

Dogs shall not be allowed to run loose in the project, and must be restrained on leashes at all times. All messes caused by dogs on the project must be tended to immediately by the owners. Dogs shall be restrained from barking or making a nuisance of any kind. Dogs in enclosed yards shall be permitted as long as the owners maintain the yard in such a fashion as to not permit accumulation of debris or create obnoxious odors. It is the responsibility of the individual owners to police other owners when it comes to dog control.

There is an automatic fine in the amount of \$50.00 that will be assessed for failure to clean up after a dog. Subsequent offenses will result in the fines doubling.

The Board of Directors has specified that barking in excess of 5-7 minutes constitutes a nuisance under this and the Declaration of Covenants. Owners of animals creating a barking nuisance will be warned one (1) time only, offenses there after will be fined \$50.00, with subsequent offenses resulting in the fines doubling.

PARKING

Each unit is provided with four (4) parking spaces. Two spaces inside the garage, and 2 spaces in front of your garage.

There are two visitor parking areas in the project, intended for the use of visitor parking only. This area is not to be used for permanent storage of cars, light trucks and/or recreational vehicles. This area is for the use of all owners/tenants for guest parking and should never be monopolized by an individual owner for their personal use.

Vehicles may not be parked on the lawn, in front of or blocking garbage dumpsters, in front of or blocking fire hydrants or any other area specifically designated no parking.

It is the responsibility of all owners for the benefit of all other owners to adhere to this policy. It is not the responsibility of the Board of Directors to police this activity. Violation of these parking rules will subject the vehicle to impoundment at the owner's expense.

MISCELLANEOUS

Private yards shall be maintained by the individual homeowner in a manner that is an aesthetic consideration to the whole project. No antennas, except those approved by the Board of Directors shall be permitted anywhere within the project.

All complaints, comments or recommendations should be sent in writing to the Managing Agent. A log of all complaints whether verbal or written will be kept by the agent for review at each Association Board of Directors meeting or general meeting if necessary. All written correspondence will be answered by the Board of Directors.

The Declarations and the Bylaws for Delong Lake Villas Townhouse Association are recorded with the District Records Office and will show up on any title report for closing of any units at Delong Lake. All purchases are subject to the Declarations and Bylaws of the Association. Any claim that a homeowner is unfamiliar with the Declarations and / or Bylaws is not a valid reason for non-compliance.

The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time.