

**CEDAR COURT UNIT OWNERS' ASSOCIATION, INC.
RULES AND REGULATIONS**

**ARTICLE I
Use of Units Affecting the Common Elements**

Section 1.1 No Commercial Use. No industry, business, trade or commercial activities shall be conducted, maintained or permitted on any part of the Common Elements of Cedar Court.

Section 1.2 Displays Outside of Units. Holiday decorations, displayed on the exterior door only, may be displayed for no more than three (3) weeks prior to a holiday, and must be removed two weeks after the holiday. All other decorations or displays on the exterior of a Unit (i.e. on Common Elements) will require prior consent of the Board of Directors or such committee established by the Board of Directors having jurisdiction over such matters, if any, except that holiday decorations as noted above in this provision, may be displayed without approval. One "For Sale" or "For Lease" sign may be displayed on or from a Unit, so long as the sign is no larger than eighteen (18) inches by twenty-four (24) inches in size.

**ARTICLE II
Use of Common Elements**

Section 2.1 Obstructions. Owners shall not obstruct the Common Elements. No item of personal property shall be stored on the Common Elements without the prior consent of the Board of Directors except as hereinafter expressly provided.

Section 2.2 Storage. If prior approval has been given, storage of personal property in Common Elements, or other areas designated by the Board of Directors, shall be at the risk of the person storing the personal property. The storage of hoses on any Common Element is specifically prohibited.

Section 2.3 Proper Use. Common Elements shall be used only for the purposes for which they were designed. No person shall vandalize or damage the Common Elements.

Section 2.4 Alterations, Additions or Improvements to Common Elements. Except as otherwise noted in this document, no alterations, additions or improvements may be made to the Common Elements without the prior consent of the Board of Directors or such committee established by the Board of Directors having jurisdiction over such matters, if any. No clothes, sheets, blankets, laundry, or any other personal property shall be hung out of, or placed, on the outside walls or doors of a building, or on any trees or other Common Element. No awning, canopy, shutter, or antenna shall be affixed to or placed upon the Common Elements. Satellite dishes, thirty-nine (39) inches in diameter or less, and used to receive video programming, may be allowed to be installed on the Common Elements, however the request for installation will require consent of the Board of Directors or such committee established by the Board of Directors having jurisdiction over such matters, if any.

ARTICLE III
Actions of Owners and Occupants

Section 3.1 Annoyance or Nuisance. No noxious, offensive, dangerous, illegal or unsafe activity shall be conducted on the Common Elements.

Section 3.2 Pets. Any pet as allowed under the Declaration, must be carried or on a leash when on the Common Elements. Owners are responsible for immediately picking up “waste” left by their pet on the Common Elements. No Pet shall be tethered on any Common Element.

Section 3.3 Indemnification for Actions of Others. Unit Owners shall hold the Association and other Unit Owners and occupants harmless from their own actions and for the actions of their family members, tenants, guests, pets, servants, employees, agents, invitees, or licensees.

ARTICLE IV
Rubbish

Section 4.0 Trash Storage. No storage of trash will be permitted on any Common Element.

ARTICLE V
Motor Vehicles

Section 5.1 Prohibited Vehicles. Trucks and other vehicles having more than four tires, trailers, commercial vehicles, and all vehicles that are inoperable or not licensed for general highway use are prohibited in the Common Elements. Vehicles that may otherwise violate this provision may be allowed for temporary loading and unloading, for periods not in excess of ten (10) hours, or as may be designated by the Board of Directors. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

Section 5.2 Parking and Limitation on Use. For purposes of these rules there are recognized two types of parking, (1) Unit owner parking, and (2) visitor parking. The use of Common Element parking spaces is limited to use by the occupant of a Unit or his guest, and such parking areas shall be used for no other purpose than to park motor vehicles, and loading or unloading.

Section 5.3 Visitor Parking. The vehicles of visitors are expected to be parked temporarily. Vehicles not owned by unit owners and parked on the property for more than twenty-four (24) hours, without permission of the Board of Directors, are subject to removal. Visitors must park in visitor parking spaces.

Section 5.4 Speed Limit. The speed limit within the Association is 15 miles per hour.

Section 5.5 Snowmobiles, Off-Road, and Unlicensed or Immobile Vehicles. Snowmobiles, off-road vehicles, including motorized dirt bikes, jeeps and other four-wheel drive vehicles are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the Property. Except for other motor-assisted bicycles and wheel chairs as permitted by state law, all highway vehicles used or parked on the Property will be licensed and in

operating condition. Except for temporary repairs not involving an inoperable vehicle in excess of ten (10) hours, highway vehicles will not be assembled or disassembled, repaired, rebuilt, or painted on the Property. Vehicles violating this provision are subject to removal.

Section 5.6 No Parking Areas. Vehicles may not be parked in such manner as to block access to fire hydrants, sidewalks running perpendicular to drives, pedestrian-crossing areas, designated fire lanes, or clear two-lane passage by vehicles on roads and drives. Vehicles violating this provision are subject to removal.

ARTICLE VI General Administrative Rules

Section 6.1 Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 6.2 Complaint. Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners shall be made in writing to the Board of Directors or the appropriate committee.

ARTICLE VII General Recreation Rules

Section 7.1 Limited to Occupants and Guests. Passive recreational facilities, open space and woodland within the Common Elements are limited to the use of Unit Owners, their tenants and invited guests. All facilities are used at the risk and responsibility of the user, and the user shall hold the Association harmless from damage or claims by virtue of such use.

Section 7.2 Boisterous Behavior Prohibited. Boisterous, rough, or dangerous activities or behavior, which unreasonably interfere with the permitted use of Common Elements by others, is prohibited.

Section 7.3 Proper Use. Recreational facilities, if any, will be used for the purposes for which they were designed. Picnic areas, equipment, and surrounding areas shall be properly used, and may not be abused, overcrowded, vandalized or operated in such a way as to prevent or interfere with permitted play or use by others.

ARTICLE VIII Enforcement

Each infraction of the rules enumerated herein is considered an infraction **by the owner of the Unit** whether the act is committed by the Unit Owner, his family, tenants, sub-tenants, guests, assignees, invitees, or other occupant. It is strongly suggested therefore that Owners make certain that tenants and others as needed are familiar with these rules. Should there be a violation of these Rules, the Board of Directors is empowered to do one or more of the following at its discretion:

- a) After notice of a violation and an opportunity to be heard, suspend condominium privileges and services or impose fines.
- b) Bring civil action against the individual.
- c) Seek injunctive relief.
- d) Take such other legal actions or means as the Board of Directors may deem necessary or appropriate.

Certified by: _____
Secretary

Date: _____