

**SUMMIT PARK TOWNHOMES
HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
SEPTEMBER, 1999**

Condominium Rules and Regulations are authorized by the Declarations of Restrictions (By Laws, Article VI, Sect. 6.01 and the C.C. & R. Article IX, Sect. 906)

The purpose of the policy is to inform the owners of the procedures that the Board of Directors has adopted in accordance with the governing documents. It is the responsibility of the Board of Directors to assure that the Community operates under the constraints of the governing documents for the maximum benefit of all owners. With this, the legal enforcement provisions are outlined in the documents and further defined as described herein.

Summit Park Townhomes can only be the community it was intended to be if each owner adheres to the spirit and letter of the declarations of restrictions and policies and regulations. Violations of the documents must be enforced to insure the welfare of all members of the community. It is not the desire of the Association to impose such enforcement, but rather the duty and obligation of the Board of Directors and all Association Members.

Common Courtesy is the best general rule for this, or any other Association. All common areas such as the pool, streets, landscaping, storage units at the end of each set of homes etc. belong to all of us.

DETERMINATION OF A VIOLATION

The Board of Directors may authorize a committee of persons to investigate possible violations of the governing documents and policies. This initial evaluative process shall be conducted by persons whom the Board has considered capable of making the appraisal. The committee shall determine whether a condition, act or omission is in violation of the declarations of restrictions and other governing documents.

Individual Association members may report violations of such documents to the management company. Reports of a violation should include the date of the violation, nature of the violation and must include the address of the person responsible for the violation.

Upon receipt of the report from the appointed committee or the report from an Association member, the violation shall be filed with the Management Company and/or The Board of Directors and shall then be subject to investigation and proper enforcement procedures as set forth herein.

The members of the Architectural Committee may report violations to the Management Company and/or The Board of Directors.

NOTICE OF VIOLATION

Once it is determined that a violation exists, a written notice shall be provided in person or by mail to the owner, specifying the date of the violation, a description thereof and a specified amount of time to correct the violation without further action by the Board. The owner shall also be advised of a hearing date, which shall be set within 30 days from the date of the notice. Notice shall include information of a monetary fine enforcement which will be levied against the violating owner, should the violation not be corrected within the specified time. If the hearing reveals that the owner is, in fact, in violation of the governing documents, this fine will be imposed within sixty (60 days) following the date of the initial notice.

Monetary fines, reasonable attorney fees, litigation costs, costs for actual damage, etc. may be charged for the enforcement of the documents in the event the efforts of the Association have proved unsuccessful in gaining owner compliance. Additionally, if repairs are necessary to the common areas, The Board may have the repairs completed and assess the owner for the amount. If the owner refuses to comply following proper notice and hearing, amounts for monetary fine enforcements are disclosed herein. All enforcements must be applied in accordance with the Association governing documents and State law.

OPPORTUNITY FOR A HEARING

If a homeowner wishes to contest the findings of the Board, he or she may do so in accordance with the terms of the initial notice provided by the Board. The Board must consider the position, arguments, information and evidence submitted on behalf of the owner. The board must then re-evaluate its position in light of the circumstances presented by the owner and determine whether or not a violation exists. If a violation still exists or if the circumstances presented justify an extension of time or other conditional provision, then the Board may act in a manner, which conforms to the need for a fair resolution.

The procedures and order of a hearing shall be a hearing conducted before a minimum of a quorum of Board members. A majority vote shall determine the outcome of the hearing. Tie votes shall result in the homeowners' favor. At the beginning of a hearing, the Board shall recite the nature, date and place of the violation, in addition to the provision of the document(s) said to be violated. The owner shall then be able to respond. The owner shall be entitled to address the Board in an uninterrupted pace not to exceed five (5) minutes. The Board, at the end of the five minutes, or sooner if the owner concludes his or her statement, may question the owner as to the nature and explanation of the violation. The Board may convene in private to discuss the merits of the hearing. After consideration has been given by the Board to the issues raised, the Board may reject the owners' explanation if it finds that a violation exists. The board may also reconsider its determination and re-investigation at a later date, not to exceed three (3) days at which time it must decide to enforce the documents or terminate its' actions. The final decision by the Board shall be binding and delivered to the homeowner(s) by mail.

FAILURE TO CURE A VIOLATION

If a violation still exists after the specified amount of time for correction as stated in the original notice, the Board will fine or assess the owner as provided herein. Failure to pay the assessment of fine shall be treated in the same manner as a failure to pay delinquent monthly operational assessments and is in accordance with the existing state laws. A lien will be filed against the owner's property which if unsatisfied within the proper time constraints will be further enforced.

Subsequent and/or continued violation beyond the original notified time for correction, may be treated by the Board as an independent violation of the documents and may be pursued in the same manner as any other violation.

DISCLOSURE OF FINE ENFORCEMENT

Once a violation is found to exist, the following action or actions will be implemented as determined by the Board of Directors in an effort to gain compliance.

SCHEDULE OF APPROPRIATE ACTIONS:

First Offense	A first notice of violation (Warning letter)
Second Offense	A fine in the amount of \$50.00 to \$100.00 will be assessed against the violating owner's account.
Third Offense	A fine in the amount of \$100.00 will be assessed against the violating owner's account, every month for two (2) months. After a two-month fine assessment, all unpaid charges will be referred to legal action.
All Offenses	Cost for attorney's fees incurred by the Association in an effort to bring an owner into compliance may also be recovered from the violating owner.

GENERAL RULES

Bicycle Riding, Skate Boarding, Roller Skating, Roller Blading and similar activities are not permitted on sidewalks, the pool area, or landscaped areas. Battery or electric toddler vehicles or similar toys are not permitted in the street at any time.

All trash must be placed inside refuse bins. Large items, such as boxes, furniture, etc. Shall not be left around bins. Trash and garbage must be placed in closed plastic bags before placing in trash bins.

Trash pick up for this community is Friday. You may put your trash bins out Thursday evening but they must be put away by Friday evening.

No window shall be covered, in whole or in part, inside or out, with foil, newspaper, paint, sheets or other material deemed inappropriate for such use by the association. Window treatments applied to prevent or reduce sunlight must be approved according to the terms of the declaration of restrictions. All windows must have screens.

Dogs are not allowed in the common area unless on a leash and properly attended by the owner. Care must be taken to properly dispose of any waste created by the animal. There is a maximum of two pets allowed per family.

Signs may not be posted in or adjacent to the common area except as provided in the declaration of restrictions (i.e. "for sale" or "for lease"). One professional sign may be displayed per unit.

No antennas, wires, lights, decorations such as Birdhouses, signs, wreathes etc. Or equipment may be positioned on the roof or on the exterior of the unit without the written approval of the board. Cable wire is permitted only if painted to match the exterior of the building. Holiday decorations and lights are permitted from thanksgiving until one week after new years day. Hanging plants may be attached inside your patio but not to the exterior of the unit. Plaques may be used on your patios but must be hung below the top of your fence and may not be attached to the exterior of the unit. Windchimes are not allowed anywhere in the complex.

All weeds, rubbish, debris, or unsightly material or objects of any kind shall be removed from the residences and shall not be permitted to accumulate thereon. All clotheslines, refuse containers, trash cans, woodpiles, storage areas, machinery and equipment shall be prohibited upon any residence unless obscured from view of adjoining streets or portions of the covered property from a height of six (6) feet or less. This is to include animal housing.

New homeowners have six (6) months from move-in date to landscape their patio area.

There will be no planting by residents in the common area. This area will be maintained by the H.O.A. there will be no attachments such as birdhouses, bird feeders or wind chimes in the trees located in the common area.

Garages cannot be converted into offices or living quarters.

II POOL AREA

Regular pool and spa hours are from 7:00 am to 10:00 pm Sunday through Thursday and 7:00 am to 11:00 pm Friday and Saturday. Children under the age of 14 must be supervised by an adult at all times and are not permitted in the spa without a parent or responsible adult present. As a safety precaution, it is recommended that pregnant women and children under the age of 14 should not use the spa.

Loud music or unnecessary noise, ball playing or throwing of other objects, running or other rowdy activity is not permitted in the pool area.

No glass containers of any kind are allowed in the pool area. All trash, cans, etc. Must be disposed of in the proper trash containers.

Children in diapers and/or of an age where diapers are still required are not permitted in the pools unless they are wearing completely waterproof diapers/panties. There are products on the market specifically designed for swimming. Pampers, Huggies and similar products are not considered suitable for pool use. These are safety and precautionary regulations as the pool is considered a public pool and is subject to county health regulations.

No furnishings are to be removed from the pool area at any time. Pool rescue equipment is not to be used for anything other than its intended purpose.

The board of directors and the pool maintenance company will establish temperature and chlorine levels of the pools. Tampering with the pool equipment is prohibited.

No pets, bikes, tricycles, skateboards, roller blades, boogie boards or similar devices are permitted in the pool area at any time.

Anyone with health conditions requiring medical care should consult a physician before using the pool or spa.

No diving, running, running jumps or back flips in the pool are permitted. Absolutely no diving or jumping over other individuals in the pool.

No large rafts or large floatation devices are allowed in the pool or spa area. No boogie boards are allowed and absolutely no glass, beverages or food in the pool.

You must wear proper swimwear at all times. No cutoffs, shorts, jeans, shoes or street clothes are permitted.

Residents must accompany their guests in the pool area at all times. Guests are limited to six (6) per unit unless you have rented the facility for a party at which time the rental agreement will prevail.

Regarding rental of the recreation center and pool. Contacting Management company can reserve the recreation center and the pool. A deposit is required and will be returned if all requirements are met and there has been no damage to the facilities. There are specific rules and regulations that are in place for the recreation center rental. If the patrol service feels your group is in violation of the rules and regulations during your function they have the power to shut the party down. If the patrol deems it necessary to call the police the party will be shut down. You will be considered in violation in either case. The recreation center or the pool area cannot be reserved if its use is for individual monetary gains. All trash is to be put into garbage bags and emptied by the person reserving the area. Items such as nails or thumbtacks are not to be used for hanging decorations. All decorations and tape must be removed after use.

Moderate use of alcoholic beverages will be allowed in the pool area only but supervision is required. Anyone abusing or exceeding a reasonable amount will be asked to leave and will be in violation of the rules. Absolutely no drugs permitted at anytime (this includes marijuana).

III PARKING

Parking is restricted to designated parking areas only. Parking along the curb is prohibited. All streets within this complex are fire lanes! Parking behind garages and along curbs is prohibited.

All temporary parking shall not exceed 24 hours.

There will be absolutely no stall hopping or moving a car from one parking space to another to avoid violation of regulations.

Backing into parking stalls is prohibited.

No vehicle that leaks fluids, which damages the asphalt shall be permitted on the complex.

No automobile, commercial vehicle, recreational vehicle or any other motorized vehicle may be dismantled, rebuilt, repaired, or serviced on the covered property unless performed within a completely enclosed structure located at a residence which completely screens the sight and sound of such activity from streets, association property and neighboring residences.

Parking behind garages must be limited to temporary activity such as washing your vehicle, loading or unloading. Parking your car behind your garage will result in towing at your expense.

Anyone owning more than two vehicles must register them with the board.

The board may adopt rules for the regulation of the admission and parking of vehicles with the covered property, including the assessment of penalty assessments to owners who violate or whose family, guests, employees, tenants or agents violate such rules.

IV ANIMALS

No livestock, reptiles, poultry or other animals of any kind shall be raised, bred or kept upon the covered property except that dogs, cats or other household pets may be kept at the residences, provided they are not kept, bred or maintained for any commercial purpose.

Owners of domestic pets must be responsible for disposing of the animal waste in a proper manner. Do not wash animal waste from your patio onto the common area. Animals must be on a leash at all times when in the common area. You will be responsible for any destruction caused by your pet. Excessive barking, howling or similar animal noises will be considered a nuisance and handled accordingly. There is a limit of two (2) pets per household.

V NUISANCE

Annoying or offensive trade or activities shall not be permitted upon any part of the covered property, nor shall anything be done thereon which shall in any way interfere with the quiet enjoyment of each of the owners of their respective residence or which shall in any way increase the rate of insurance on any other townhome or the covered property. Windchimes are considered a nuisance and are therefore not permitted.

VI USE OF COMMON AREA

The board may establish reasonable rules and regulations as it deems appropriate in its sole discretion with regard to the use and enjoyment of any portion of the common area that is not exclusive use common area, including without limitation, designating portions thereof as association common area for "parking" and "guest parking" or granting the exclusive use of portions thereof for a limited period of time for parking purposes to owners who are temporarily being denied vehicular access to their residences because of any construction, reconstruction, repair or maintenance activity being conducted by the board or conducted by others with the consent of the board.

These rules and regulations were revised, voted on and put into practice in September, 1999 by the board of directors of the summit park homeowners association.