

CONCORD VILLAGE CONDOMINIUMS

All owners, tenants, and guests at Concord Village Condominiums are subject to the Bylaws of the Concord Village Homeowners Association and to supplemental rules adopted by the Board of Directors as means of enforcing the Bylaws.

All owners have the right to request that this list of Regulations be enforced. Owners are responsible for violations committed by their tenants and guests. Owners should not hesitate to complain. The purpose of the Regulations is to make Concord Village a desirable place to live. Your unit is your home, and observance of these Regulations will help provide the enjoyment, satisfaction, and pride that you expect from a home.

These are not new rules. It is the intent of the Homeowner Association to bring our existing rules to the attention of owners and to the tenants of unit owners. All owners should have a copy of the existing homeowner Declaration which contains all of our project rules. A copy of same may be obtained from our management company copy; at cost of printing.

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NOISE:

Radios, stereos, televisions and musical instruments must not be audible outside the walls of the unit in which they are being used. They must not be audible in adjoining units through party walls.

Between the hours of 10:00 p.m. and 9:00 a.m. all residents and guests are to be cautious about shouting, honking horns, idling engines and making other noises which may disturb others.

ANIMALS:

A dog, cat, fish, bird or other household pet may be kept in Units provided such animal is not kept, bred, or maintained for commercial purposes or in unreasonable quantities. Unreasonable quantities shall ordinarily mean more than one pet to a household.

Animals belonging to Unit Owners, tenants, or guests must be kept either within the Unit, enclosed patio, or on a leash. No animal shall be allowed outside the unit unleashed. Pet owners must immediately clean up their pet's feces. Animals shall not be allowed to eliminate on front or side yards.

Animals which become objectionable to other residents can be permanently removed from the complex at the direction of the Board. "Objectionable" may include howling, barking, running loose, etc.

ANIMALS CONT'D:

Owners shall be permanent responsible for property and personal damages caused by their respective pet.

TRASH/LITTER:

All trash and litter shall be placed inside the dumpster. All cartons, boxes, etc. shall be broken down flat before placing in dumpster. No furniture or large objects shall be left for pick up unless broken down into small pieces.

No trash is to be placed outside the dumpster. If additional pick up is required for trash outside of dumpster, cost of same shall be assessed to the unit responsible. Rental unit owners shall notify their tenants of this rule.

PARKING:

Each unit is assigned (1) one numbered parking space. Adjacent unit owners must agree upon use of the guest spaces at their unit. If they cannot agree, it shall be determined by the Board of Directors.

Boats, campers, trailers, motorcycles, trucks, or other recreational vehicles shall not be stored in parking spaces at the units. (This does not include pickups used by owners for everyday use).

Three (3) spaces at the rear of the project have been assigned for recreational vehicles. These are the only spaces allowed.

404 | GUEST | GUEST | GUEST | 501 | RV | RV | RV

Inoperable vehicles, including vehicles with flat tires shall not be allowed to remain on the property as defined in the Homeowners Declaration.

After due notification of violation of this rule, the vehicle(s) shall be towed off the property at the owner's expense.

UNIT LEASING POLICY:

The leasing policy is not included in the Concord Village Declaration. However, it is a policy the Board of Directors recommend we follow:

No unit shall be rented for transient or hotel purposes. Any lease must be of at least six months duration. A lessee with a six month lease or longer may not sublet or allow a third party to occupy the unit for less than six months.

UNIT LEASING POLICY CONT'D:

No two bedroom unit shall be leased to or occupied by more than four people.

All tenants or occupants are subject to Association regulations and the owner(s) shall be held responsible for any and all infractions. The lease must contain a clause that indicates the tenant has received a copy of the Association Rules and Regulations.

The unit owner(s) must provide management with a copy of the lease within fourteen (14) days, full name(s) of lessee and occupants, and the permanent address and emergency telephone number of owner.

The tenants and occupants of a unit are the guests of the unit owners. They are encouraged to assist the Association on committees but are not allowed to serve on the Board of Directors.

Owner(s) is subject to fine if the above is not followed.

GENERAL:

Alterations: No exterior alterations of any type or kind can be made to the unit without approval of the Board of Directors. This includes any type of construction to patios, storm windows, storm/screen doors, burglar bars, changes of door or unit paint, etc.

Planting: No exterior planting, transplanting, addition to or removal of existing planting and/or landscape material shall be done by owners or tenants without written approval of the Board of Directors. We do encourage you to consider planting flowers and shrubs as this adds to the beauty of the property; however, it is necessary to have approval before planting.

Owners and tenants are prohibited from conducting garage sales or other profit making activities on the condominium grounds.

EXTERNAL APPEARANCE OF UNITS:

1. Broken windows, screens, light globes, etc. must be replaced immediately. Light globes, screens, and other external items must be of the same type as are on the surrounding units.
2. Draperies or other window coverings must neutral or have a neutral lining so that a uniform external appearance of draperies is maintained. No windows shall be covered with aluminum foil.
3. Garden windows must be kept tidy and not used for storage.

EXTERNAL APPEARANCE OF UNIT CONT'D:

4. No signs (For Sale, For Rent, For Lease, etc.) shall be displayed outside the unit.
5. Patios must be kept tidy and must not contain unsightly objects.

Patios and common areas are not be used for the visible storage of boxes, cleaning utensils, boards, bricks, cans/buckets, jars, unused household furniture, appliances, automotive supplies, pieces of pipe, spare parts, paint, motor oil, gasoline, floats or rafts, and other items of similar nature.

6. Motorcycle or motorbike riding inside the property is prohibited.
7. No owner, resident or tenant shall install exterior electrical wiring, nor shall any television or radio antennae or electrical appliance be allowed to protrude through the walls or the roof of any unit except where authorized in writing by the Board of Directors. Installation of cable TV and telephone are exempted.
8. Screen doors identical to those already installed on some units can be purchased from M & J at 451-2774.

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ENFORCEMENT OF RULES AND REGULATIONS:

Residents and/or owners found to be in violation of the Rules and Regulations shall be notified in writing and given a reasonable time period in which to comply. If violations are not corrected within the prescribed time frame, action will be taken by the Board and its management agent to correct the circumstance and a service fee and fine will be levied. Collection of service fees and fines will be subject to the same enforcement actions for collections of Homeowner fees by the Declaration of Condominium Regime.