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TOWNHOUSES AT GANANDA**RULES AND REGULATIONS GOVERNING HOMEOWNERS****ASTER TERRACE****APRIL 27, 2005***"Care for others and they will care for you."*

Common sense and concern for one's neighbors are the cardinal rules for living at Aster Terrace. The following regulations for all homeowners will clarify the responsibilities of being a member of the Aster Terrace Association.

The "common area" referred to in these rules and regulations is defined as any area outside of your home and garage foundation and any area outside of your patio fence.

1. MAINTENANCE

- a) It is the sole responsibility of the homeowner to maintain and repair the interior of his/her home. This includes, but is not limited to, the repair and maintenance of all interior plumbing, electrical, heating, air conditioning, appliances, and painting.
- b) It is generally the responsibility of the Homeowners Association and its agents to maintain and repair the exterior of all homes and maintain and repair all common areas and services. The Association will paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces; trees, shrubs, grass, walks and other exterior improvements. However, the maintenance of glass surfaces or doors, screens and screen doors, exterior door and window fixtures and patios and patio fences is the homeowner's responsibility.

2. STRUCTURAL CHANGES

- a) Interior - It is the privilege of the homeowner to improve the interior of his/her home by new construction as long as said construction does not change or alter the exterior appearance of his/her home.
- b) Exterior - There are no exterior structural changes allowed.

3. ASSOCIATION FEES AND SPECIAL ASSESSMENTS

Assesment funds must be made available to the Association on a regularly scheduled basis to enable the proper maintenance of the common areas.

- a) All monthly association fees are due the first day of each calendar month, with a grace period of fifteen (15) days.
- b) Non-payment of your association fees and/or special assessments, can cause a lien to be placed upon your lot and mortgage.

Rules and Regulations Governing Homeowners (continued)

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4. TRASH STORAGE AND REMOVAL

Homeowners are requested to store trash containers and recycle boxes in their garage. Please use solid metal or polyethylene waste containers with covers that close securely.

5. PARKING

- a) Each homeowner has the exclusive use of two parking spaces for full time use. One space is your garage area and the other space is your home's driveway.
- b) Additional parking has been designated for guests. When absolutely necessary, overflow parking may be accommodated by parking on the sides of the streets not opposite another parked car.
- c) All campers, trailers, boats, snowmobiles and the like must be parked in the interior of your garage during periods of non-use. Storage of such vehicles in common areas is prohibited.
- d) Parking is not allowed on any lawn area of any residential building for motor vehicles.
- e) Cars, when not in use, should be kept in the garage during the winter months to facilitate snow removal.

6. DRIVING REGULATIONS

While driving in the Aster Terrace community, please observe the posted speed limit of 5 miles per hour. Please use extreme caution when driving through the community as consideration for your neighbors and general safety.

7. PETS

Dogs, cats, and other pets can present a sanitation problem, can permanently damage shrubbery and landscaping, can be a potential danger to children, and can cause deterioration in community relations. To avoid any of the potential problems stated above, the following rules must be strictly adhered to:

- a) It is the sole responsibility of the pet owner to control and clean up after his/her pet.
- b) While on common property, dogs must be restrained at all times by the use of a hand held leash not to exceed eight (8) feet in length.
- c) Staking out or fencing in of any animal in any common area is prohibited.

8. NOISE POLLUTION

There should be no noise from any radio, stereo, television, tape recorder, muffler or from any sound producing device which will disturb the comfort of others.

9. LAWN FURNITURE

All lawn furniture, toys, bicycles, lawn games, barbecues, etc. should be removed from the common area when not in use.

10. DAMAGE TO COMMON AREA

Each homeowner must be held directly responsible for damage to any common area - due to negligence or misuse by yourself, your family or your guests.

11. GARDENING

A homeowner may plant small annuals directly next to the foundation of his home and patio fence. Once planted, the maintenance of these is the responsibility of the homeowner.

12. Other matters not covered in these rules and regulations, please refer to the By-Laws and Declaration, and the Association Board.