

Smithbrooke Homeowners Association, Inc.
Rules and Regulations

1. Air Conditioning Units. Only central air conditioning units are permitted, and no window, wall or portable air conditioning units are permitted without the prior written consent of the Association.
2. Basketball Backboards. No permanently installed basketball backboards are permitted. No portable basketball backboards may be kept outside of a UNIT overnight or when not in use.
3. Business or Commercial Use. No trade, business, profession or commercial activity, or any other non-residential use, shall be permitted by a unit owner or resident.
4. Clotheslines and Outside Clothes Drying. No clotheslines or clothespoles shall be erected, and no outside clothes-drying is permitted unless it is in an area that is screened from view at the rear of the unit.
5. Common Areas. Nothing shall be stored, constructed, placed within or removed from any Common Area unless approved by the Association.
6. Damage and Destruction. In the event any unit or other improvement is damaged or destroyed, the owner of the unit or improvement, shall repair and restore same as soon as is reasonably practical to the same condition that the unit or improvement was in prior to such damage or destruction, unless otherwise approved by the Association.
7. Driveways. No asphalt or gravel driveways, walkways or sidewalks are permitted and all driveways, sidewalks and walkways must be constructed with an upgraded, stabilized hard surface approved by the Association. All driveways and walkways must be constructed with concrete, stamped concrete or brick pavers.
8. Exterior changes, alterations and improvements. No owner shall make any improvement without the prior written consent of the Association.
9. Fences. Fences shall not be permitted on any lot without the consent of the Association.
10. Garages. No garage shall be permanently enclosed and no portion of a garage originally intended for the parking of an automobile shall be converted into a living space or storage area. All garage doors shall remain closed when not in use.
11. Garbage and Trash. Garbage, trash, refuse or rubbish shall be regularly picked up, shall not be permitted to unreasonably accumulate and shall not be placed or dumped on any portion of the subject property or common area. Garbage, trash, refuse or rubbish that is required to be placed along any road or in any particular area in order to be collected may be so placed after 5:00 PM on the day before the scheduled day of collection and any trash facilities must be removed on the collection day and placed out of view.
12. Lakes and Canals. No swimming or boating is allowed in any lake or canal within Smithbrooke.
13. Leases. All leases must be in writing and copies delivered to the Association prior to occupancy of the tenant(s). No lease shall be for a period of less than 6 months without the consent of the Association.
14. Mailboxes. No mailboxes are permitted except for common mailboxes supplied by the Association.

15. Nuisances. No nuisances shall be permitted with the subject property and no use or practice which is an unreasonable source of annoyance to the residents within the subject property or which shall interfere with the peaceful possession and proper use of the subject property by its residents shall be permitted. No unreasonably offensive or unlawful action shall be permitted and all laws, zoning ordinances and regulations of all controlling governmental authorities shall be complied with at all times.
16. Occupancy. No unit shall be permanently occupied by more than five persons for a two bedroom unit and two additional persons for each additional bedroom or den in the unit.
17. Outside Antennas and Flag Poles: Digital satellite dishes not exceeding 18" in diameter which are located in the rear of the unit and not visible from adjoining streets are permitted. All other signal receiving or sending antennas, dishes, devices or flagpoles are not permitted without the approval of the Association.
18. Outside Storage of Personal Property: The personal property of any resident of Smithbrooke shall be kept inside the residents unit or a fence or a walled-in yard except for tasteful patio furniture and accessories, Bar-B-Q grills, playground equipment approved by the Association and other personal property commonly kept outside must be kept in the rear of the lot and must be neat appearing and in good condition.
19. Pets. Each unit may house up to two (2) animals, which may only be domestic cats and/or dogs with a weight of no more than fifty (50) pounds in the aggregate. No pit bulls are permitted. No pets shall cause or be the source of annoyance, nuisance or disturbance to any other owner or resident. Each pet owner shall be responsible for the removal and disposal of pet waste. Free roaming animals are prohibited. Pets must be leashed when outside of the unit.
20. Playground Equipment. No owner shall install any sports, recreational or toddler/children equipment on his lot or on the exterior of his unit without the prior written consent of the Association.
21. Portable Buildings. No portable, storage, temporary or accessory buildings or structures, sheds or tents shall be erected, constructed or located upon any lot for storage or otherwise.
22. Signs. No signs shall be placed in or upon any unit which are visible from the exterior of the unit.
23. Window Treatments. Window treatments shall consist of drapery, blinds, shutters, decorative panels or other tasteful window covering and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted.
24. Parking/Vehicular Restrictions.
- A. Parking shall be permitted only on driveways and inside garages. No parking on the streets or swales.
 - B. If parked on driveways, vehicles shall not obstruct traffic on the streets.
 - C. Vehicles belonging to authorized persons actively using the Recreation Area are permitted to be parked in the Recreation Area parking lot. Also, temporary guests are permitted to park overnight in Recreation Area
 - D. No vehicle or other possessions belonging to an Owner or to an Owner's family member, guest, invitee or tenant shall be positioned in such a manner as to impede or prevent ready ingress or egress to another Owner's driveway.
 - E. No overnight parking of boats and commercial vehicles is allowed unless within the garage of the home and with the garage door closed. As otherwise provided for in the Declaration, trailers, motor homes and recreational vehicles shall not be parked in

the Community.

- F. No repairs of vehicles shall be made within the Community unless the repairs take less than twenty-four hours. The only exception to the preceding shall be: (a) emergency repairs; and, (b) repairs made within the garage of the Home and with the garage door closed.
- G. Disposal of drained automotive fluids is not allowed within the Community.
- H. Vehicles which cannot operate under their own power and/or which remain within the Community for more than seventy-two hours shall be towed at the Owner's expense, unless parked on the Owner's driveway or inside the Owner's garage.
- I. All vehicles shall be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise.
- J. No Owner shall keep any vehicle on the Lot which is deemed to be a nuisance by the Board.
- K. No Owner shall perform restorations of any motor vehicle, boat or other vehicle within the community unless made within the garage of the Home and with the garage door closed.
- L. Car washing shall be permitted only on an Owner's driveway.
- M. Owners shall maintain a current registration and all required insurance coverage for all vehicles parked within the community.
- N. The Board shall make a reasonable attempt to give notice to the owner's of offending vehicles. If such vehicle is not removed or if the violation is not corrected, the Board may have the offending vehicle towed at the expense and risk of the owner of the vehicle.
- O. The operation of dirt bikes, mopeds, all-terrain vehicles, golf carts, motorized scooters, go-carts and other non-licensed or non-registered vehicles are prohibited in the community.

The rules and regulations listed above are a brief excerpt of the governing documents of the Association.