

EAGLE'S NEST TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

ASSOCIATION RULES & REGULATIONS

1. Walkways and entrances shall not be constructed or used for any purpose other than to ingress to or egress from the units.
2. No article shall be hung or shaken from the doors or windows or placed upon the outside windowsills of the units.
3. No bicycles or similar articles or toys or other personal articles shall be allowed to stand in any of the common areas or driveways.
4. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the units or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other owners. Radios, televisions, and instruments which may create noise should be turned down to a minimum volume between the hours of 10:00 pm and 8:00 am.
5. Each owner shall keep such unit in good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereto, any first or their substances.
6. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans, or air conditioning devices shall be used in or about the unit except if it shall have been approved in writing by the Condominium Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Condominium Association.
7. No sign, notice or advertisement shall be inscribed or exposed on or at window or other part of the units, except such as shall have been approved in writing by the Condominium Association, nor shall anything be projected out of any window in the units without similar approval.
8. All garbage and refuse from the unit shall be deposited with care in garbage containers intended for such purpose.
9. Water closets and other water apparatus in the building shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the owner in whose unit it shall have been caused.
10. No owner shall request or cause any employee of the Condominium Association to do any private business of the owner, except as shall have been approved in writing by the Condominium Association.
11. Owners of units shall keep and maintain any storage closet, bin or area which may be assigned to such owner in a neat and sanitary condition at all times.
12. No radio or television aerial or antenna shall be attached to or hung from the exterior of the units or the roofs thereon, and no transmitting equipment shall be operated from a unit.

13. No vehicle belonging to an owner or to a member of the family or guest, tenant, or employee of an owner shall be employees, servants, agents, visitors, licensees and the private streets, parking areas and drives and any other traffic regulations promulgated in the future for the safety, comfort, and convenience of the owners. No vehicle which cannot operate on its own power shall remain within the Condominium Property for more than twenty-four (24) hours, and no repair of vehicles shall be made within the Condominium Property. No truck or other commercial vehicle shall be parked in the parking area except as provided under paragraph 10.7 of the Declaration of Condominium.
14. All damage caused by the moving or carrying of any articles herein or any other cause by an owner, their lessees or guests shall be the financial responsibility of the unit owner.
15. No owner shall use or permit to be brought into the units any inflammable oil or fluids such as gasoline, kerosene, naphtha or benzene or other explosives or articles deemed hazardous to life, limb, or property.
16. The owners shall not be allowed to put their names on any entry of the units or mail receptacles appurtenant thereto, except in the proper places and in such manner prescribed by the Condominium Association for such purpose.
17. The Condominium Association may retain a passkey to each unit. Except in case of emergency, entry will be made by pre-arrangement with the unit owner. Owners changing their locks are required to supply the Condominium Association with an additional key for emergency use.
18. No pet shall be harbored on or kept on the Condominium Property or within a unit other than domestic animals weighing less than twenty-five (25) pounds (weight corrected on 8/21/2018). Pets must be always kept on a leash, are expressly prohibited from the recreational area and must be walked on the city streets. Owners are responsible for all acts of their pets. no pet may be kept that would create a nuisance to any other owner and determination as to a nuisance shall be made by the Board of Administration. The Board's determination shall be conclusive and binding.
19. Owners shall be held responsible for the actions of their children and their guests.
20. Children shall be allowed to play only in those areas designated for play from time to time by the Condominium Association. Reasonable supervision is required when children are playing in common areas.
21. Food and beverage may not be prepared or consumed in the common areas, except in accordance with regulations which may be promulgated from time to time by the Condominium Association.
22. Facilities of the Condominium are solely for the use of the Condominium residents and their invited guests and the approved lessees of rental units. Swimming and the use of other recreational facilities permitted hours, guests, rules, safety and sanitary provisions, and all other pertinent matters shall be in accordance with regulations adopted from time to time by the Condominium Association and posted in the swimming pool area and recreational areas.
23. These rules and regulations and any consent or approval given thereafter may be modified, added to or repealed at any time by the Condominium Association.

24. Swimming pool: unit owners, their approved lessees and guests using the swimming pool and related area do so at their own risk:
- a. Pool hours are from dawn to dusk.
 - b. All persons using the pool must be properly attired.
 - c. Bathing caps are to be worn by all persons having long hair.
 - d. Shower before entering the pool.
 - e. Floats or similar items (other than swimming side) are no permitted in the pool.
 - f. Pets are not permitted in the pool area.
 - g. Children under fourteen (14) years or of age using the pool and other related areas must be accompanied by a responsible adult.
 - h. Glass containers, etc., beverages or food are not to be brought to the pool area, except with permission of the Board of Administrators.

By order of the Board of Administration.

Eagle's Nest Townhome Condominium Association, Inc.

I/We have read and understood the above and agree to abide by these restrictions, as well as the association's governing documents, and any new rules promulgated by the Board of Directors in the future. I/We agree to reimburse the association for any and all attorney fees and/or legal fees resulting from our violation of any association restrictions, rules, or regulations.

Printed Name of Applicant #1

Printed Name of Applicant #2

Printed Name of Applicant #3

Signature of Applicant #1

Signature of Applicant #2

Signature of Applicant #3

Date

Date

Date