

AMENDMENT TO REGIME RULE 13

REGIME RULE 13:

Amended to: No clothing, laundry, rugs, wash or any other item shall be hung from or spread upon any window, patio area or exterior portion of a condominium unit, or in or upon a general common element. All window coverings such as drapes, blinds, shades or window treatments, must be backed with either a cream or white colored finish or lining facing the window as seen from the outside looking in. No towels, sheets, foil, paper, plastic, signs, designed coverings or other coverings are permitted to be seen from the outside of the unit.

Certificate of Adoption

The undersigned, being all members of the Board of Administrators of the Regime, hereby adopt the Amendment to Regime Rule 13 of the Owners' Association on January 6, 2016.

The Board of Administration ratified and reaffirms the Regime Rule previously adopted on October 27, 1981.



David Breckenridge

Todd Perkins



Mary Fletcher



Mary Jo Jones

AMENDMENT TO REGIME RULE 15

REGIME RULE 15:

Amended to: The maintenance, keeping, boarding, breeding and raising of poultry of any kind, regardless of number, shall be and is hereby prohibited within any condominium or upon any of the common elements except that this shall not prohibit the keeping of small household domestic pets such as dogs (1), indoor cats (2), and caged birds provided that they are not kept or maintained for commercial purposes or for breeding. Because of the inevitable stress which dogs place upon lawns and landscaping, no condominium unit shall contain more than one (1) small dog, under thirty (30) pounds in full grown weight.

Four areas within the Regime are designated as the SOLE areas for the curbing of dogs and are the **ONLY** areas in which it is acceptable for animals to relieve themselves. One is the small meadow across Bickel, opposite the Regime entrance. Another is at the opposite end of Crescent Spring Drive, behind and to the right of the stand of garbage cans, off the end of Building 16/Unit 376. A third location is at the intersection of Ledgeview Court and Ledgeview Park Drive, in the grassy area in front of the upper pool deck. A fourth location is at the end of Ledgeview Park Drive, to the left of the dumpster. At each location are waste bags and a collection basket. Owners are expected to remove their animal's solid waste and dispose of it in a sanitary manner. Should a dog relieve itself outside one of the designated areas, the owner is expected to immediately clean up after it. Failure to comply with the procedures will result in the assessment of fines.

In no event shall any animal be permitted in any of the common elements of the Regime unless restrained by a lead or leash and under the control of a responsible person, physically able to control the animal. Failure to comply will result in the assessment of fines. The owner of such animal shall indemnify the Council and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Regime. If a dog or other animal becomes obnoxious to other unit owners by barking, biting, eliminating in undesignated areas or otherwise, the owner thereof must cause the problem to be corrected, or if it is not corrected, the unit owner, upon written request by the Board, shall be required to remove the animal from the Regime.

Certificate of Adoption

The undersigned, being all members of the Board of Administrators of the Regime, hereby adopt the Amendment to Regime Rule 15 of the Owners' Association on January 6, 2016.

The Board of Administration ratified and reaffirms the Regime Rule previously adopted (as amended) on June 24, 2009.


David Breckenridge

Todd Perkins


Mary Fletcher


Mary Jo Jones