

**RULES AND REGULATIONS
OF
CAMBRIDGE COMMONS PATIO HOMES**

The Board of Administration of the Cambridge Commons Patio Homeowners Association, Inc. (hereinafter referred to as the "Board"), under authority conferred by both the Declaration of Rights and Restrictions and the Bylaws of Cambridge Commons Patio Homeowners Association, Inc. hereby adopts the following Rules and Regulations (hereinafter referred to as the "Rules") for Cambridge Commons Patio Homeowners Association (hereinafter referred to as the "Regime").

PURPOSE

Deed restrictions and Rules protect neighbors and the value of homes in our neighborhood. All property owners and tenants are subject to the Deed Restrictions and these Rules. In turn, they rely on their neighbor's promises that they too will comply. Most problems can be resolved and unnecessary complications avoided by a thorough understanding of the Deed Restrictions and these Rules. Compliance with the Deed Restrictions and these Rules by all neighbors will permit the Cambridge Commons Homeowners to enjoy their homes in a pleasing environment and an attractive community with sustained property values.

BASIS

These Rules are intended to augment the Cambridge Commons Deed Restrictions and do not replace or override them. All are based on the specific rules established by the appropriate Governing Documents. These Rules and Regulations may be adopted, revised, amended and altered from time to time with respect to use, occupancy, operation, and enjoyment of the Common Areas by the Board.

ANIMALS

1. It is understood that pets are a part of our community but must at all times be leashed or otherwise restrained. Any person whose pet continually barks, howls, whines or make noise loudly or attempts to attack or attack persons or other animals, roams loose, chase cars or other vehicles, including bicycles, or get into residents' garbage, whether open or otherwise will be found in violation.
2. All owners are responsible to repair or replace any items or areas that are damaged by their pets. In addition, pet owners shall immediately pick up any and all of their pets feces in all common areas when walking.

APPEARANCE

1. Patio homeowner is responsible for maintaining a neat and attractive appearance at all times. Owners are not allowed to leave clutter, debris, toys, trash, empty pots, garden hoses and other items as such lying around in the maintenance easements, on sidewalks, driveways or patio areas.

ESTATE SALES

1. No auction, estate, garage or yard sale, whether public or private, may be conducted within the Common Areas of the Regime or in the improvements thereon without the prior written consent of the Board.

VEHICLES

1. Continuous parking of a vehicle for more than **72 hours** is prohibited unless prior arrangements have been made and permission granted by the Managing Agent. Vehicles parked in violation of this rule will be considered "stored" vehicles. "Stored" vehicles must be parked out of sight in the owner's garage or they must be removed from and stored off property.
2. No trucks, commercial vehicles, boats, trailers, vans, campers or mobile homes shall be parked or stored on the street or on any Lot (except in your personal garage). Buses, personal watercrafts and all other types of recreational vehicles must not be parked anywhere on the property. Recreational vehicles may be parked in a unit owner's driveway for a consecutive time period not to exceed 24 hours and then only for the purpose of loading or unloading the vehicle immediately prior to or returning from a trip.
3. It is illegal for heavy trucks (dual rear axles) to park in residentially zoned areas. This includes driveway and street parking of semi-trucks, trailers and commercial vehicles.
4. All vehicles owned or operated by an owner or an owner's family who live there shall be parked inside the garage or on the owner's driveway. Visitors must park in the designated visitor parking area or the homeowner's driveway.
5. Vehicles of guest not parked in the homeowner's driveway, must be parked on one side of the street in order to allow residents and emergency vehicles to be able to drive through safely.

TRASH STORAGE

1. No burning or storage of trash of any kind shall be permitted on the Property.
2. Garbage cans cannot be placed at the street prior to 6 p.m. on the day before trash collection and shall be removed from the street and stored in the garage or patio area by 6 p.m. the day of trash collection.
3. The garbage must be in the hauler's approved container and closed at all times. There can be no loose bags.

ANTENNAE AND SATELLITE DISHES

1. No exterior television or radio aerial or antenna, or other aerial antenna or antenna tower for the reception or transmission shall be installed or maintained on the property. Satellite dishes with a diameter not to exceed twenty-four (24) inches may be installed as long as they are not located on any portion of the front half of the house when facing the front door of the house from the street. If reception is not available from this area, approval must be received by the Board of Directors prior to placement on non-designated areas.
2. Roof mounted satellite dishes will no longer be allowed. Satellite dishes must be installed on the mason area of the patio home and the mounting equipment should be secured to the mortar. Any damage caused by the installation or removal of a satellite dish will be the unit owner's sole responsibility.
3. All installations shall not be installed or erected until plans therefore have been approved in writing by the Board.

LANDSCAPING

1. No trees, shrubs bushes shall be planted by the homeowner without prior written approval from the Board of Directors.
2. Homeowners are responsible for the maintenance, removal and/or replacement of any and all plantings that were planted by them or the previous owners.

EXTERIOR FENCES

1. Patio fences must be white vinyl fencing and of same height and style as those found throughout the community and shall be constructed with the post facing the inside of the patio/porch area.
2. No yards may be fenced in partially or completely.

DOG RUN

1. Due to long-term issues with maintenance, no fencing or cable dog runs are allowed. Temporary dog stakes must be placed in the landscape areas only. Dog stakes in the yard area are not permitted due to being a hindrance to the maintenance of the yard area.

HOLIDAY DECORATIONS

1. Holiday decorations are allowed. However, consideration should be given to their immediate neighbors so as not to disturb them with flashing lights or decorations that make noise.
2. Decorations cannot be displayed prior to the first Friday after Thanksgiving and must be removed no later than the second Saturday following New Year's Day. The Board may from time to time, extend the date due to weather conditions.
3. Decorations for other holiday periods may be displayed for a period not to exceed two (2) weeks in advance and one (1) week after the holiday date. Any retaining clips or other fasteners used on gutters or other parts of the house must also be removed with the removal of the decorations.

YARD DECORATIONS

1. Yard decorations are limited to the mulched area of each home. Examples of yard decorations that are acceptable include: Shepherd hooks for bird feeders, flowers or chimes, security alert signs, garden decorations less than 4 feet tall, ceramic and cement decorations or statues less than 4 feet tall, gazing globes, bird baths and potted plants less than 4 feet tall. No more than 6 items may be placed in the mulched area. NO yard decorations may be placed in the common or grass areas except during the Christmas holiday period and no more than 3 items are allowed. No yard items may be placed around mailboxes.

EXTERIOR MODIFICATIONS

1. No temporary or permanent objects may be placed in the maintenance easements without prior written approval from the Board.
2. All exterior doors, windows and trim must be of the same design and color throughout the community, patio enclosures excluded.
3. All window treatments must be white on the outward facing side and must be maintained in a neat appearance. This includes highly reflective window tinting.
4. Any and all exterior modifications and changes must be submitted in writing to the Board and approved in writing by the Board prior to commencement.
5. Patios cannot be enclosed if they are located on the front or side of a building. All patio enclosures must be approved by the Board.
6. No window A/C or heater units are allowed.

SIGNS

1. No signs, posters or bills may be placed or maintained on the property unless approved by board, except that an owner may place and maintain a "For Sale" sign not more than five (5) feet in front of his/her lot and not to exceed 3 feet by 2 feet in size.

MAIL BOX COVERS

1. No type of mail box cover is allowed.

LANDSCAPING LIGHTS

1. Landscape lights may only be located inside the mulch perimeter or along the sidewalk. Lights should be spaced appropriately and all should work properly.

EDGING

1. Rock, brick or rubber edging requires approval and may be used only in areas prone to erosion.

FIRE HAZARDS

1. Unit Owners shall not permit any act or thing deemed extra-hazardous on account of fire or that will increase the rate of insurance on the premises. Unit Owners shall not keep any explosives or highly flammable material in the premises.

HOME OWNERS INSURANCE

1. Each home owner is required to maintain stand-alone homeowners insurance on the patio home and upon its contents. Each homeowner is required to send a copy to the management company upon renewal each year.

Certificate of Adoption

This document replaces any previous document and will be enforced from this day forward. Homeowners found in violation will receive a letter form the Management Company. If the issue is not corrected appropriately, fines will be assessed.

The Board of Directors for Cambridge Commons Patio Homeowners Association, Inc. hereby adopts the foregoing as the Rules and Regulations for Cambridge Commons Patio Homeowners Association on this

15 day of Jan, 2019.

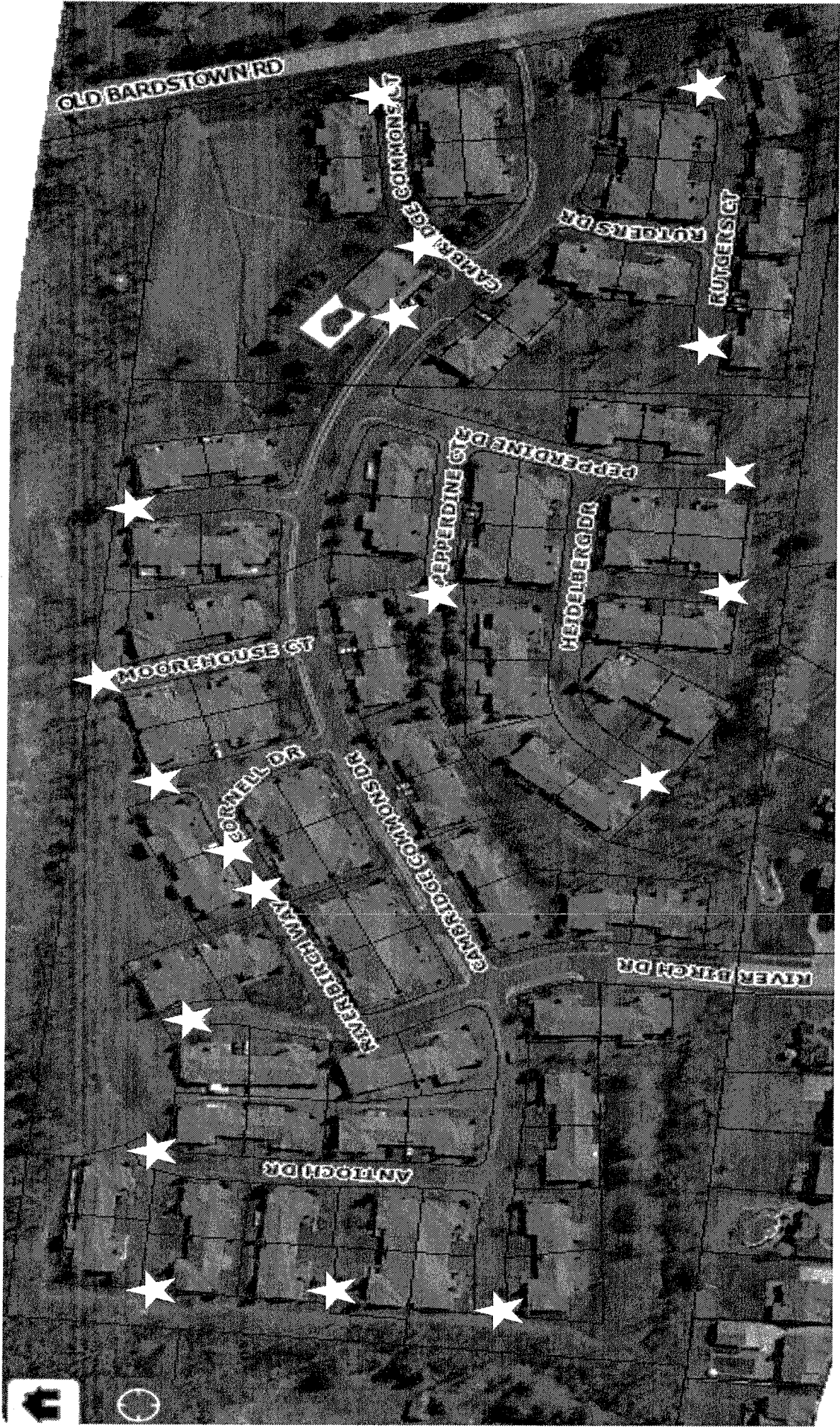
Jeanne Thieneman
Jeanne Thieneman, President

Gale Rogers
Gale Rogers, Secretary

Penalties for Non-Compliance of the Deed, By-Laws and Rules and Regulations

- A. If the violation has not been resolved after 15-30 days, (depending on the violation) after letter is sent, the owner is sent a statement showing a fine of \$50 has been charged.
- B. If the violation has not been resolved by the tenth of the next month (60 days), a statement is sent showing penalty of \$100 has been applied.
- C. On the tenth of each succeeding month, an additional penalty of \$100 will be added until the non-compliance issue is resolved and all delinquent penalties, assessments, legal and court fees are paid in full.

CAMBRIDGE COMMONS GUEST PARKING AREAS MARKED BY THE STARS



CAMBRIDGE STATION RESPONSIBILITY MATRIX

This is a Quick Reference guide, you may see more details in the CCR's

Item Description	Unit Owner Responsibility	Association Responsibility	Other Reference
Air Conditioning	X		
Chimneys		X	
Clubhouse		X	
Common Area Lighting		X	
Drainage		X	
Driveways		X	
Electric Interior	X		
Exterior Doors	X		
Exterior Lighting Fixtures	X		
Exterior Trim-Paint		X	
Fence (Residential)	X		Fences between backyard are shared between parties
Furances	X		
Garages	X		
Garbage Removal Services		X	
Gutters		X	
Interior Finished Surfaces	X		
Landscaping		X	Unless planted by homeowner
Mailboxes		X	
Parking Areas		X	
Patio Areas	X		
Party Wall	X		Shared between parties
Plumbing	X		
Roof Replacement	X		
Satellite Dishes	X		
Screens	X		
Shutters		X	
Sidewalks		X	
Snow Removal		X	
Storm Doors	X		
Utilities-Internal Installations	X		
Utility Lines from Easement to Lot	X		
Windows	X		

*ASSOCIATION RESPONSIBILITY IN SOME CASES, WILL DEPEND ON THE CAUSE OF DAMAGES AND MAY BE THE HOMEOWNERS RESPONSIBILITY

Cambridge Commons Patio Homes

January, 2019

This form acknowledges receipt of the 2019 Cambridge Commons Patio Homes Rules and Regulations.

Only one signature is required per household.

Name: _____ Date: _____

Address: _____