

## HURSTBOURNE RIDGE CONDOMINIUMS RULES AND REGULATIONS

### 1. Board of Directors

A Board of Directors is elected annually. Operating under the Association's Master Deed and Bylaws, the Board is responsible for the planning, budgeting, and follow-up that are essential to insuring the solvency, protection (insurance) and appropriate level of maintenance of all common property of the condominiums. A property manager selected by the board conducts day-to-day operations of the condominiums association.

### 2. General Rules and Regulations

Hurstbourne Ridge Condominium Association (HRCA) has requirements and regulations governing residency in the unit and use of common areas. Adherence to these rules is essential to maintain the appearance of the neighborhood and to insure standards of conduct and behavior essential to a comfortable, congenial, and problem free-living environment.

**The following are some of the more important rules and regulations that apply to all residents unless specified otherwise in HRCA Master Deed and/or Bylaws:**

### BUILDING APPEARANCE

**No Owners Shall Without Prior Written Consent of The Board:**

- A. Change the appearance of any exterior wall, door, window, patio, deck or other surface visible from the outside of the unit; erect any exterior lights or signs; place any signs or symbols in windows; erect or attach any structure or fixtures within the common elements; make any structural additions or alterations to any unit or to the common elements.

- B. Garage doors and entry doors as defined in the Master Deed are part of the unit. As such, the maintenance (including painting) repair and/or replacement are the unit owner's responsibility. However replacement must be limited to same type and kind as original; paint color must match original color. Contact the management company for manufacturer and retailer of doors.
- C. Decks are limited common elements, which serve each unit exclusively, and therefore, decks must be maintained and repaired by the unit owner.
- D. Permit loud and objectionable noises or obnoxious odors to emanate from the unit which may cause a nuisance to the occupants of other units in the sole opinion of the board; make any use of a unit which violates any laws, ordinances and regulations of any governmental body; fail to conform to and abide by the Bylaws and the Rules and Regulations, which may be adopted from time to time by the board of directors, regarding the use of the units and the common elements
- E. Any owner desiring to install a satellite dish must have the prior permission of the Board. A dish must be located wholly within the limited common area (patio or deck) that is reserved for the exclusive use of the owner. No holes for screws or wire are allowed in a common area, which includes the wall or roof located in the deck or patio area. A dish may be installed, however, in a stand – alone container to be used in the deck or patio area. A flat cord could be passed through the patio door from the dish to the interior of the unit.
- F. Permit anything to be done or kept in his condominium unit which will increase insurance rates on any unit or on the common property;
- G. Commit or permit any public or private nuisance in his unit or in the common elements
- H. Hang any laundry, garments or other unsightly objects which are visible outside the unit;

- I. Allow any fire or health hazard to exist:

### **PARKING**

- A. The common areas designated as parking areas are for automobiles, pickup trucks, sport utility vehicles and passenger vans only. All such vehicles must have current license plates and be in operating condition.
- B. No auto repair work is permitted in the parking areas
- C. Buses, trailers, recreational vehicles, boats, motorcycles, campers or vehicles with commercial lettering, except law enforcement vehicles, are prohibited from being parked in the parking areas, including driveways.
- D. There shall be no curbside parking of any vehicle on a regular basis. No vehicle shall be parked in such a way as to obstruct sidewalks or driveways.

### **PETS**

- A. The weight limit for pets is 25 lbs
- B. All pets must be on a leash at all times
- C. All fecal matter must be picked up by the dog walker
- D. No pets are permitted in the clubhouse, on the putting green or within the enclosed area around the pool.

### **POOL**

Rules and regulations for the pool are listed separately

### **LEASING**

As a general rule no unit may be leased, except under circumstances as provided in the Amended Master Deed, for a maximum period of one year. The Board of Directors must approve in writing any lease of a unit.

### **OUTDOOR COOKING**

No gas or charcoal grills are allowed on second floor decks. Gas and charcoal grills are allowed on the first floor but must be a minimum of 10 feet from the building.

### **EXTERIOR PLANTINGS**

Any alterations or additions to outside plantings require approval of the Board.

### **INSURANCE**

The Bylaws outline the responsibility for insurance coverage. The Board shall obtain and maintain casualty and liability coverage as deemed necessary. It is the individual unit owner's responsibility to obtain insurance for the interior of the unit and the owner's personal household effects.

### **OWNERS GOING AWAY**

Notify the property management company that you will be away.