

SECTION 10.0

THE VILLAGE AT WATTERSON WOODS

RULES AND REGULATIONS

Adopted by the Board of Directors of The Village Community Corporation.

1. Application. These Rules and Regulations shall apply to each and every Village Condominium commencing upon the establishment of such Village.
2. Enforcement. In the case of any unit or unit owner in which these Rules and Regulations are not adhered to, the Directors shall have the right to enforce said Rules and Regulations and to assess said unit and unit owner for the costs of enforcement thereof.
3. Access. The Board of Directors of the Corporation and the agents of the Directors shall have the right of access to any unit for the purpose of making repairs, replacements or improvements or to remedy conditions which would result in damage to other portions of the condominium.
4. Deed Restrictions. Unit owners, occupants and guests at The Village at Watterson Woods shall abide by all of the restrictions concerning limitations on business activities, pets, modification or decoration of buildings, maintenance of buildings and grounds, use of Residences, and as follows:
  - (a) Residence Use. No such Residence shall be used for any purpose other than as a dwelling;
  - (b) Business Use. No business activities of any nature shall be conducted in any unit except that a person residing in any such unit may, if permitted by and duly authorized in accordance with applicable law and governmental regulations, maintain therein an office for his or her personal professional use, but no employees or persons other than a resident of such unit shall engage therein in any such activities and no such office shall be advertised, held out or used as a place for services to clients or patients;
  - (c) Pets. Dogs, cats or other domestic animals or birds shall not be kept in any such unit in such number or of such type as to be bothersome or offensive to occupants of other Residences, and shall be suitably leashed or caged whenever they are on the premises outside the interior of any Residence, and the Directors shall have the right to require that any such pet must be immediately removed if, in the sole judgement of the Directors, there is a violation of this restriction;
  - (d) Recreational Vehicles. No recreational motor vehicles, such as motorcycles, or the like, shall be operated anywhere within The Village at Watterson Woods, except on paved roadways and in such a manner as to not create a nuisance.
  - (e) Residence Exteriors. The architectural integrity of the buildings and the units shall be preserved without modification, and to that end, without limiting the generality, without the prior written approval of the Directors, no awning, screen, antenna, sign, banner or other device, and no exterior change addition structure

jection, decoration or other feature shall be erected or placed upon or attached to any such Residence or any part thereof, no addition to or change or replacement of any exterior light, door knocker or other exterior hardware shall be made, and no painting, attaching a decalcomania or other decoration shall be done on any exterior part or surface of any Residence nor on the interior surface of any window;

(f) Maintenance. All maintenance and use by Unit Owners of all facilities shall be done so as to preserve the appearance and character of the same and of the grounds and buildings without modification; and

(g) Standards of Use. All use and maintenance of units shall be conducted in a manner consistent with the comfort and convenience of the occupants of other units and in accordance with provisions with respect thereto from time to time promulgated by said Board of Directors and as required in the various recorded documents.

5. Speed Limit. The speed limit for all vehicles on all paved roadways within the Village at Watterson Woods shall be 20 miles per hour.

6. Noise. No unit owner shall make or permit any disturbing noises in his Residence which may be an annoyance or nuisance to other Residence owners or occupants. No unit owner shall play upon musical instrument or operate a radio, television set, or recording device in the premises between the hours of 11:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the buildings.

7. Nuisances. No offensive activity shall be carried on at the Village at Watterson Woods nor shall anything be done or placed at The Village at Watterson Woods which may be a nuisance or cause unreasonable embarrassment, disturbance or annoyance to other owners or the public.

8. Hazardous Activities. Nothing shall be done or kept in any unit or in any of the common areas and facilities which will increase the rate of insurance on the buildings or contents thereof without the prior written consent of the Board of Directors. No unit owner or occupant shall at any time bring into or keep in his unit, any flammable, combustible or explosive fluids, material, chemical or substance, except such lighting and cleaning fluids as are customary for residential use.

9. Use of Common Areas and Exclusive Use Areas.

(a) No clothes, linens, rugs or similar material shall be hung or otherwise left or placed in or on any property.

(b) No mechanical repairs to motor vehicles will be permitted in the common areas of the Village at Watterson Woods.

(c) The maintenance of the limited common area of each unit shall be the responsibility of the owner of that unit, in accordance with the condominium documents, and such areas shall be kept in good order, condition, and appearance.

(d) A Co-Owner shall not place or cause to be placed in the walkways, parking lots or other common areas or common facilities, other than a patio to which such Co-Owner has sole access, any furniture, packages or objects of any kind. The public walkways shall be used for no purpose other than for normal transit through them.

- (e) There shall be no fires nor organized sports activities except in areas designated by the Directors. A charcoal fire in a protective metal barbecue container may be used in the area adjacent to the rear ground floor of a unit provided that it is carefully guarded and not hazardous to buildings or other property.
- (f) No cooking equipment, lawn furniture nor any other personal articles or equipment shall be left outside in the appurtenant limited common area, and when used, shall be maintained and located in such fashion as to meet the standards of the Village at Watterson Woods as established by the Directors from time to time.
10. Storage Areas. Boats, recreational vehicles, trailers, campers, etc. shall be permitted to park in the Village at Watterson Woods only in the areas designated by the Directors for this purpose.

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Rule #9(b) now states:

No mechanical repairs to motor vehicles will be permitted in the common areas of the Village at Watterson Woods.

Proposed Rule #9(b) to read:

b. The common elements designated as parking areas are for automobiles only. Automobiles must have current license plates and be in operating condition. No auto repairs shall be permitted on the parking areas.

All unit owners must observe and abide by all parking and traffic regulations as posted by the Board and/or local authorities. Absolutely no parking in the fire lanes. Any vehicle parked in the fire lanes will be towed away at the owners expense and responsibility.

Rule #10 now states:

Storage areas: Boats, recreational vehicles, trailers, campers, etc. shall be permitted to park in the Village at Watterson Woods only in the areas designated by the Directors for this purpose.

Proposed Rule #10 to read:

No buses or trucks will be permitted except non open bed trucks up to and including 3/4 ton, tonnage to be defined by standards of manufacturers, excluding service vehicles and guest parking on a temporary basis not to exceed 72 hours. No trailer, commercial vans or farm vehicles shall be permitted in the parking areas or driveways. Nor may boats, motorcycles, mopeds, motor homes or other recreational vehicles be stored or parked in a designated "automobile only" parking area. Because of limited parking spaces, there will not be an area designated for storing said vehicles as stated above.

All vehicles must be parked within the designated marked areas in a manner not to obstruct traffic. Short term stopping by commercial repair vehicles engaged to service a unit on the project is allowed provided traffic is not obstructed and unit owners rights are not violated.

Due to limited parking areas, parking for parties must be confined to the street (Villa Fair) directly behind units 9362-9380 and 9371-9389 Loch Lea Lane. Spaces designated for "Guests" are to be used by guests of the unit owners.