

HOMECOMING RIDGE CONDOMINIUM

RULES AND REGULATIONS

General

1. No Unit Owner shall permit their Unit to be used or occupied for any prohibited purpose.
2. All requests to modify the STRUCTURE on or in the units shall be submitted to the Secretary of the Board of Directors. They will then be forwarded to the Association's Architectural Review Committee, if required.
3. Units shall be used for residential or dwelling purposes and no business, student rentals (other than immediate family members), mercantile, commercial or manufacturing enterprise or activity of any kind shall be conducted thereon with the exception of such home occupations as permitted by the zoning ordinances established by the governing municipality and approved by the Board of Directors.
4. The erection and maintenance of any type of sign (ex. Billboards, signboards or other advertising contrivance or medium) is prohibited, with the exception of a sign advertising the property for sale or rent, not exceeding five square feet. All signage must be in compliance with the Patton Township Ordinances for signage. At no time will "for sale" signs be permitted at the entrance sign areas or other Common Areas throughout the Condominium.
5. Enforcement of these Rules & Regulations shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Non-compliance to violations shall be assessed violation fees of up to \$25.00 per day and fifteen percent (15%) interest, plus any court, magistrate, penalties, fines and attorney fees incurred by the Board of Directors in the process of enforcing compliance of the violation.
6. Reasonable rules and regulations, not in conflict with the provisions of the Declaration, concerning the use and enjoyment of the Condominium, may be promulgated from time to time by the Board of Directors, subject to the right of the Association to change such rules and regulations. Copies of the then current rules and regulations and any amendments thereto shall be furnished to all Unit Owners by the Board of Directors promptly after the adoption of such rules and regulations or any amendments thereto.

7. Invalidation of any one of these Rules & Regulations by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Common Areas

1. The erection and maintenance of any structure of a temporary and/or permanent character, such as a tent, trailer, barn, shed or any other type of out building, is prohibited.
2. No fences or exterior walls shall be permitted in the Condominium.
3. No rooftop or other type of antennas shall be permitted to be installed on any exterior portion of any structure constructed in the Unit. However, satellite dishes no larger than thirty (30) inches in diameter are permitted if attached to Unit at rear and are subject to approval from the Architectural Review Committee as to location and color, which may not be unreasonably withheld.
4. No unlicensed, uninspected or unregistered motor vehicle may be maintained or kept on any Unit or parking area of the said Condominium. In addition, no repair work will be done on any motor vehicle in the Condominium. Any vehicle over $\frac{3}{4}$ ton shall not be permitted to park on or adjacent to the Units.
5. No motor homes, boats, campers, trailers, gliders or other recreational vehicles of any size may be kept on the Unit or within the Condominium development. No commercial vehicles or other vehicles bearing commercial license plates or advertising shall be parked on any part of the existing property except those that are on premise to conduct a repair/maintenance or are fully enclosed within the garage of a unit.
6. No trampolines or children's play equipment will be permitted in the Condominium development.
7. Solar collection panels shall not be permitted.
8. Unit Owner may not plant flowers, etc. in landscaped areas, but may keep flowers in pots on their porches and balconies. Dead or dying plants must be promptly removed.
9. Vehicles parked in driveways may not obstruct sidewalks.
10. Holes may not be put in exterior surfaces of walls and balconies.
11. All trash, garbage and refuse shall be stored in covered metal or plastic receptacles and concealed from views. Trash containers may be visible

only on the day or night before the day of trash pickup by the municipality.

12. Parking spaces at the rear of the Condominium are for the use of all unit owners and their short term guests/visitors. Student vehicles that are not immediate family members of the unit owners are not permitted to be parked in the spaces at the rear of the Condominium other than as a short term guest/visitor.

Units & Balconies

1. Any activity which is noxious or offensive and inconsistent with the residential character of the neighborhood is strictly prohibited and is herewith declared to be a public nuisance and abatable as such. .
2. No permanent or temporary clothesline or any structure used for the drying of clothing or housewares may be installed or used on any Unit including the porch or balcony.
3. Open flame charcoal grills, etc. are not permitted on porches or balconies. All other heating devices must be kept away from vinyl siding, etc.
4. No animals, livestock, horses or poultry of any kind shall be kept for breeding or commercial use. Dogs and cats shall be maintained within the municipality ordinances. No Unit Owner shall be allowed to have more than two (2) domestic animals, which shall be defined as dogs and cats, also referred as pets. All pets must be on a leash when outside. Unit Owners must curb their pets along Common Areas and must carry a sanitary utensil to clean up after their pets. Domestic animals are to be housed inside the dwelling; no exterior pet houses will be allowed.
5. Only balcony/porch furnishings (i.e. table & chairs) can be placed on balconies and porches. Storage of bicycles, furniture, boxes, etc. is prohibited. Balconies and porches must be kept neat and orderly. All porches and patios must be kept neat and clean and free from trash and items that would create clutter. Items permitted on the porches and patios shall be in accordance with the rules and regulations set forth by the Board of Directors and the Architectural Review Committee.
6. Carpet on balconies is permitted, but may not extend past the railing.
7. Nothing may be hung on the entrance doors that would obstruct reading the Unit number from the street.
8. The use of any Unit or part thereof as a dumping ground for garbage and

rubbish is strictly prohibited. All Units shall be kept neat and clean and free from refuse and nothing shall be placed, kept, stored or maintained thereon, which may constitute a nuisance or annoyance to Unit Owners or the residents of the Subdivision. Unit Owners shall comply with all Municipal ordinances.