

BARRINGTON PLACE HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

The Barrington Place Homeowners Association (“Association”), acting through its Board of Directors, has adopted the following Rules and Regulations (“Regulations”) which may be amended, revoked, or altered from time to time by action of the board. These Regulation supplement and do not replace the covenants, restrictions, and easements contained in the Declaration of Covenants, Conditions and Restrictions of Barrington Place, to which owners are bound at the time of purchase.

AS used in the Regulations: “Residents” applies to the owner of any home located in Barrington Place, the resident’s family, occasional tenants, employees, agents, visitors or guests; “Association” means the Association and its management agent, when the managing agent is acting on the Association’s behalf; “Home” means any single-family dwelling unit in Barrington Place; and “Community” means Barrington Place.

OWNER-OCCUPANCY REQUIREMENT

Paragraph 22 of the Declaration requires that no Condominium Unit shall be a Non-Owner occupied Unit without prior written approval of the board.

Regulation: If an owner is found to be leasing a unit without such approval, the owner will be assessed a fine of \$500 per month until such time as the unit is either not occupied or is owner-occupied. Even is a fine is assessed, the Association and the Board of Directors reserves the right to exercise all legal remedies for removal of the unauthorized tenants (Effective September 22, 2009).

Waiver of Owner Occupancy application is available at BPHOA Management Office. Owners planning on requesting a waiver should allow enough time to get the required permits and approval prior to offering their unit for lease. Approvals will not be retroactive.

PET RULES

Section 7.01(r) of the Bylaws states that pets kept within Condominium Units shall be subject to the rules and regulations adopted by the Board of Directors. The Board may also adopt rules and regulations governing the access of pets to Common and Limited areas.

Owners found to be keeping a pet in violation of the Bylaws shall be fine \$250 per month until the rule violation is resolved. Even if the fine is assessed, the Association and Board of Directors reserves the right to exercise all legal remedies for removal of the offending animal. (Effective September 22, 2009, updated May 1, 2014).

The Barrington Place Homeowners Association held a special meeting on January 19, 2014. The majority of members (at least 75%) voted to change the pet policy in its Bylaws. Effective May1, 2014 the following Rules and Regulations will be enforced:

1. No more than two pets shall be kept within a Condominium Unit.
 2. The total or combined weight of the pets cannot exceed 50 pounds.
 3. Dogs, cats, caged birds, fish, hamsters, and guinea pigs may be kept as pets. Specific pets which do not fall into the foregoing descriptions must be approved by the Board of Directors.
 4. No pets shall be left unattended on balconies or in garages
- (Continued on next page)

1. No pet shall be permitted with the Common Areas except while on leash held by a person capable of controlling the pet. (Note: This includes outdoor areas, hallways, and stairwells).
2. Owners shall be responsible for, and immediately clean-up, any portion of the Common Areas and Limited Areas soiled by their pets.
3. Damage caused by pets to Common Areas or Limited Areas shall be repaired at the pet owner's expense.
4. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the property upon ten (10) days written notice from the Board of Directors.
5. Animals shall not be kept, bred, or maintained for any commercial purpose.
6. No animals of any kind shall be raised, bred, or kept in the Common Areas or Limited Areas.

The Board of Directors reserves the right to request proof that dogs and cats have been vaccinated for rabies as required by the city ordinance.

In order to protect the overall welfare of the community, the Barrington Place Home Owners Association grants authorities to its management company to ensure that utilities are operational and essential appliances are within minimally acceptable settings. These measures are seen as vital for avoiding maintenance issues for the community at large. Owners who may need to leave their unit unoccupied for an extended period of time are of particular concern and should inform the property management company for monitoring and support.

In addition, it is important to note that repair costs resulting from damages to the community that may arise from not having maintained utilities, and/or essential appliances at minimum settings, are the responsibility of that owner. (Effective: March 15, 2015).

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Essential appliances are defined as: Furnace, Water Heater, and HVAC Circulating Fan

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PAYMENT POLICY

Article VI, Section 6.07 of the Bylaws states that no owner may exempt themselves from paying any Assessments. Payments made by owners are to the allocated to the oldest charge or charges on their association account first. Any assessment not paid in full within thirty (30) days of the due date will accrue interest at the current rate set forth by the Board of Directors. The Association and the Board of Directors reserve the right to exercise all legal remedies in collecting past due assessments (Effective September 25, 2011).

CHARCOAL AND OPEN FLAME BURNERS BANNED FROM DECKS/PATIOS

Charcoal grills and other open-flame burner devices are not permitted to be used on any outdoor decks, in accordance with the Indiana Fire Code. Effective May 21, 2003, the new Indiana Fire Code Section 307.5 Open-flame cooking states: “Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within ten (10) feet (3048mm) of combustible construction. “Please note electric burners are not restricted and owners are allowed to use charcoal or open-flame grills in outdoor Common Areas and stored – NOT USED – in garages. If an owner is found to have a charcoal grill or other open-flame cooking device on their deck, the owner will be fined \$250 and asked to remove it immediately. This is a critical safety issue for all residents – Thank you for your cooperation.

MASTER-KEY ACCESS REQUIREMENT

Section 5.02 authorizes the BPHOA Board of Directors, the Managing Agent, or any person authorized by them to have reasonable access to each unit for inspections and maintenance with prior notice. Prior notice is not required in case of any emergency.

Regulation: All units must be accessible by the BPHOA master-key to allow emergency access to protect lived and property. Any owner who needs/wants to change the locks on their unit is required to coordinate the change with the BPHOA management company to ensure that master-key access is in place.

Failure to provide master-key access will result in the following:

1. In an emergency, the unit will be accessed by any means necessary and the repair cost for that access will be the responsibility of the owner. The unit will be immediately re-keyed to the master-key at owner’s expense.
2. In non-emergency inspections (such as required fire inspections), the owner will be notified that the unit was not accessible for the required inspection, notified of the re-inspection date (at the owner’s expense), and given 48 hours to comply with the master-key requirement. After 48 hours, if the unit is not in compliance, the management company will have the unit re-keyed at the owner’s expense (Effective: December 4, 2014).