

KINGS ROW PROPERTY OWNERS ASSOCIATION, INC. RULES

These rules are formulated for the purpose of maintaining unity and congeniality among the residents of Kings Row. They apply to everyone who owns a lot or lots in the Park, and also, anyone who rents or leases from the owners. Owners will be responsible to make certain everyone occupying their premises comply with these rules.

Kings Row is designated and registered as a Senior Park (55 or older). Residents should be a couple or single resident without children.

1. When owners lease or sell, he/she must be sure that the new resident will qualify under this designation. There is a form available in the office that **must** be completed prior to the sale or rental of the property. This form will remain on file in the office. (See Attachment No. 1)

2. Any suspicions of (a.) younger tenants living in the park, or (b.) more than one family living in a dwelling are to be reported to a Board Member. These reports will be investigated.

3. No child without a valid State Drivers License will drive a Golf Cart or 4-Wheeler within the Park. The owners of the Golf Carts and 4-Wheelers will be held responsible.

4. The visits of non-adult family members are to be kept to a minimum, not to exceed two weeks and those are to have a minimum of 30 days interval. Any exceptions are to be approved by the Board Of Directors.

CLUBHOUSE

a. The Clubhouse will be open from 8:00 a.m. until 10:00 p.m.

b. Bare feet will not be permitted in the clubhouse.

c. NO SMOKING will be allowed in any Association owned building, i.e. in the Clubhouse, Pool Area, Satellite Building or Woodshop.

d. The community Bulletin Board on the lower back patio, also the one on the east end (or right end) of the mail boxes and the one at the Satelite Building, may be used by the residents.

(Announcements, advertisements, etc. must be compatible with Park standards)

e. Private functions sponsored by one or more Association Owner may be held in the Clubhouse, the Swimming Pool, or the Satellite Building. Certain functions will require that a fee be charged. (See Attachment No. II)

f. No resident will use the Fireplace without permission.

g. Alcohol may be served at approved, organized functions only.

ALL FUNCTIONS MUST BE SCHEDULED THROUGH THE OFFICE

f. Visiting Children are to be supervised at all times in the Club House.

g. The last to leave the facilities will please turn the lights out.

POOL TABLE

A. You must be at least 18 years old to play.

B. If others are waiting, play is limited to two games.

C. Park residents will be responsible for damage to the Pool Table or Equipment while being used by them or their families.

D. Pool playing is not permitted after 8:00 p.m. or during any scheduled activity in the building.

RENTAL ROOMS

A. No one under 18 years old may stay in a rented room without adult supervision and must get approval with the office. Renters rent the rooms only and not the upstairs of the club house. Those needing to use the upstairs will be charged an additional \$1.00 per person.

LAUNDRY ROOMS

- A. The Laundry Facilities are provided for the use of park residents and their guests.
- B. The Clubhouse Laundry will be open from 8:00 a.m. to 8:00 p.m.
- C. Please use the equipment as you would in your own home., i.e. wipe out the washers and clean lint traps in the dryers after each use.
- D. Deposit lint and trash in wastebasket. Sweep up any lint that falls to the floor.
- E. Be careful not to spill bleach on the floor.

SWIMMING POOL

- A. The pool is reserved for Park Residents and visiting guests. People from outside the park must get approval from the office.
- B. Please shower well before you enter the pool.
- C. Children must be accompanied by an adult at all times. Please see that children use the restroom before entering the pool. Children under three are not allowed in pool area. NO EXCEPTIONS Urine clouds the water and necessitates additional chlorination. No one under six years of age should use the Hot Tub. For health reasons no one should spend more than ten minutes in the Hot Tub. Residents will be denied future access to the pool if these rules are broken. Pool hours for children are 11:00 a.m. to 4:00 p.m. except for weekends and holidays. On weekends and holidays the pool hours are from 8:00 a.m. to 10:00 p.m. for everyone.
- D. No diving into pool or running in the pool building is permitted.
- E. Do not throw objects into pool. Floatation devices and other soft objects such as beach balls, etc. may be used under supervision.
- F. Towel dry before entering the clubhouse. Shoes are required.

G. No drink containers or food are allowed in the pool area.

H. Do not use tanning oils in the pool area.

CARE OF PETS

A. No animal shall be allowed off the property of the owner, except on a leash. ALL PRIVATE PROPERTY AND COMMON AREA, EXCEPT STREETS, ARE OFF LIMITS.

B. DO NOT LET YOUR PET DEPOSIT WASTE OR URINATE ON ANY LOT. Carry a bag with you to clean up at all times—IMMEDIATELY!! EVEN ON YOUR OWN LOT.

C. Do not feed strays. They become a nuisance to our residents.

D. No animals are allowed in the clubhouse or pool area.

E. No animal will be allowed to remain in the Park if, in the discretion of the Board of Directors, the animal becomes a nuisance, threat, or otherwise objectionable. Three (3) signed complaints from other residents will constitute "objectionable".

GARBAGE

A. All trash is to be tied in bags and deposited in the dumpsters provided.

B. Cartons, large boxes, etc, are to be broken down.

C. If you find trash outside the dumpster, please pick it up and throw it into the dumpster.

AUTOMOBILES

A. No parking in anyone's driveway without permission of the owner. Please let the office know you have permission.

B. Please observe the ten(10) mile per hour speed limit.

C. No parking on the street, except for short term ,when it does not cause a problem.

D. No R. V. parking in front of lots, except for loading and unloading. Forty eight hours is

the maximum time allowed.

E. Bucket washing is recommended when washing cars. PLEASE CONSERVE WATER

FIREARMS

A. No discharge of firearms will be permitted in the park.

ALL NEW CONSTRUCTION OR REMODELING

A. All construction of any kind must be cleared and pre-approved by the Architectural Committee. (See Attachment No. III)

STORAGE CABINETS OR STORAGE BINS

A. All such units must be approved by the architectural committee. Inside dimensions not to exceed 46 square feet. (See Attachment No. IV)

PORCHES AND RENTED PROPERTY

A. Porches and rented property are not storage areas. They must be kept neat and orderly.

ENFORCEMENT OF PARK RULES

- Step 1: A friendly reminder from the Park Manager or an assigned representative stating the infraction. This infraction notice will go to the Tenant, and the Property Owner if different from the Tenant. Ten days will be given for this to be taken care of.
- Step 2: If step 1 is ineffective, the Executive Committee will send a written warning, giving the individual(s) 10 more days to correct the infraction.
- Step 3: If step 2 is ineffective, the Board can approve a monetary fine of \$25.00 per day

to be assessed against the property involved.

Step 4: The Executive Committee may, with the approval from the Board, record a lien with the Washington County Recorder against the Real Property.

Step 5: The final step is pursuit of the Court Injunction and foreclosure of the lien by the Executive committee with the approval of the Board, especially when the infraction (s) of the rules involve physical property changes.

ATTACHMENT NO 1

SALE AND RENTAL OF PROPERTY

The Declaration of Protective Covenants, Conditions and Restrictions of KINGS ROW ESTATE classifies our Park as a 55 years and older Park. Also, each site is to house a single family.

In order to retain this status we need to follow procedures that will keep us qualified. We must therefore monitor the Sale and Rental of Property.

The Owner is to fill this form out before Sale or Rental of the property can be approved. This gives the Board information on the purchaser, and also assures the new owner/tenant that he/she has received the proper paper work.

Unit # _____ Date _____

Name (s) of new Owner or Tenant _____

Ages of Persons living in Unit: _____

Husband _____ Wife _____ Others _____

The new purchaser or Renter has been given a copy of Kings Row:

C.C. & R.'s Yes _____ No _____

Bylaws Yes _____ No _____

Rules of Conduct Yes _____ No _____

Signature of Owner _____

ATTACHMENT NO. II

RULES AND PROCEDURES FOR USE OF THE CLUB HOUSE, POOL, AND SATELLITE BUILDING

Private functions sponsored by one or more association owner may be held in the Club House, Swimming Pool and the Satellite Building. These functions must be scheduled through the Office.

a. Fifty (50) or fewer people who use the facilities on a regular basis must meet the following requirements.

1. A fee of \$1.00 per person, per use, is charged.
2. A written statement from each person must be received releasing Kings Row of any liability in case of an accident.
3. The facility must be left clean and tidy.
4. The Sponsoring Park Owner should generally participate with the group. He/she will be responsible for payment and clean up.

b. Activities for short Periods on an infrequent basis:

1. A Park resident may have the use of the facilities to entertain a small number (26 or less) family or friends for short periods on an infrequent basis at no charge, if there is no other activity scheduled. The Sponsoring Park Resident must contact the office to be certain facilities are available. He will be responsible for clean up.
2. Large groups (more than 26) groups involving only individuals from outside the Park, and activities for longer periods of time will be assessed a fee as detailed below.

Fifty (\$50) per day/function, with \$25.00 per day refunded after proper clean up.

If there are questions concerning approval of the above procedures, the President of the Board should be contacted for his final approval

ATTACHMENT NO. III

BUILDING NEW HOMES, MODULAR HOMES AND PARK MODEL SET-UP,
REMODELING OR ADD-ON TO STRUCTURES

- A. All Proposed Plan and Specifications must be submitted to the Architectural Committee for approval. The proposed Start Date and the proposed End Date should be included. The project must be approved by the Architectural Committee before being submitted to Washington City for a Permit.

- B. A copy of the above Plans (includes location of water, sewer, cable, power, and telephone line locations) will be kept on file in the office. It will also include a diagram of the Property lines and set-back requirements.

ATTACHMENT NO. IV

GUIDELINES FOR STORAGE CABINETS OR STORAGE BINS

All Storage Cabinets and Storage Bins and Placement thereof must have prior approval of the Architectural Committee.

All Storage Cabinets or Bins must be portable and must be made of heavy plastic, preferably of the Rubbermaid Brand.

The maximum recommended and NOT TO EXCEED square footage of the storage Cabinets or Bins is 46 Sq. Ft. Inside.

Placement:

Park Model, Modular and Stick Built Homes;

- a. Place on deck or on the sidewalk, preferable in or near the back side.

R.V.'s (Motor Homes, Travel Trailers and Fifth Wheels):

- a. Place on concrete pad that the unit is resting on.
- b. If Fifth Wheel goose neck is enclosed, then the Storage Cabinets/Bins can be placed within the enclosure.
- c. Upon removal of the living unit, the storage unit (s) must be removed.

If the unit is sold, the new owner must comply with these guidelines.

The Storage Cabinets/Bins placed before 1995 are Grand-Fathered in.

RULES AND GUIDELINES ADOPTED THIS: _____