

EAGLE LANDING CONDOMINIUM ASSOCIATION

HOUSE RULES

The following House Rules have been developed to ensure harmonious living with Eagle Landing. All present and future owners, tenants and occupants of any home Eagle Landing are subject to these rules. Any person who purchases, leases, rents or occupies any unit thereby agrees to abide by the covenants, conditions and restrictions as set forth in the Declarations, Bylaws and these House Rules.

RESIDENCE AND USE RESTRICTIONS

All residences shall be used exclusively for single family residential purposes except for home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash, or storage, provided that there exists no external evidence thereof.

A unit owner may lease their unit, but such lease arrangement must be in writing, must be for a term of more than sixty (60) days, must comply with the terms of the Association governing documents, must not be for transient or hotel purposes, must provide that the failure to comply in all respects with the Association governing documents shall be a default under the terms of the lease, and must be approved by the Board of Directors. A copy of the lease must be submitted to the Association, along with a copy of the "Supplement to Lease" form provided by the Association.

Homeowners are responsible for the actions of their guests, tenants, invitees.

Entry into the attic areas is prohibited without prior written approval of the Board of Directors. (Obtain approval by submitting written request through the management office). No storage is permitted in the attic areas.

The Association will hold community-wide garage sales. Any other garage sales are prohibited without prior written approval of the Board of Directors. (Obtain approval by submitting written request through the management office).

PARKING AND RECREATIONAL VEHICLE LOT

All resident vehicles shall be kept, placed, stored, and maintained within the unit garage.

No trucks, trailers, mobile homes, truck campers, detached camper units, boats, snow machines, commercial vehicles shall be kept, placed, stored or maintained any where within the community except within a unit garage. A 24-hour loading/unloading period is acceptable.

No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles shall be kept, placed, stored or maintained any where within the community except within a unit garage.

NUISANCES

No noxious or offensive activities shall be carried on any where within the community, nor shall anything be done therein which might be, or may become, an annoyance or nuisance to the community.

The Association shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board of Directors, a nuisance to any other owner.

Motorcycles, loud vehicles, vehicle music should be maintained to a minimum while entering or exiting community.

PETS

No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any unit, except domestic dogs, cats, or other normal household pets, provided that they are not kept, bred, or maintained for commercial purposes.

Dogs AND cats shall be restrained at all times to prevent them from becoming a nuisance. Restrained shall be defined as physical control (on a leash) or verbal control. At no time shall pets be allowed on or in common area unsupervised or tethered to buildings and/or landscaping.

Except as otherwise provided in writing by the Board of Directors, no more than two dogs, or one dog and one cat, or two cats, may be kept in any unit.

Pets shall be walked off Association grounds to minimize lawn damage. Pets shall be cleaned up after immediately.

The Association will strictly enforce the Municipal "Leash Law" in regards to pet maintenance.

EXTERIOR

No exterior modifications, changes, additions, etc may be completed without prior review by the Board of Directors. This process takes a minimum of ten (10) days. Homeowners will be responsible for all costs incurred to correct any unapproved modification, change, addition, etc.

No outside pole or antennae shall be erected or maintained without first obtaining the approval of the Board of Directors.

No basketball standards or other athletic fixtures shall be attached to any residence, or maintained within the community. This includes skate board and/or bicycle ramps.

There shall be no exterior storage of any items, including trash cans. Areas underneath the stairways shall be kept clear and free from all items at all times.

Trash, garbage, refuse, or other waste shall be placed in a designated container (trash cans or heavy duty plastic bags). No owner shall permit or cause any trash, garbage, refuse, or other waste to be disposed of on any portion of the Property. Trash should be set out no sooner than Friday evening for Saturday pick-up, and trash cans shall be put away (out of sight) no later than Saturday evening.

Flower pots, flower boxes, etc displayed from any ledge must be securely fastened to avoid falling. Hanging baskets must be hung in similar fashion to existing ones. At no time will any items be placed, hung, draped, stored on fences. No flower pots or boxes may be displayed on lawns.

No signs of any kind shall be displayed to the public except one sign of not more than five (5) square feet advertising a unit for sale or rent. Yard signs are not permitted. Brochure holders shall not be attached to any building. Banners or balloons may not be displayed except to direct guests to a birthday party, shower, etc., on the day of the event. Small, unobtrusive "welcome" or identity (i.e., "The Jones") signs, as well as seasonal flags, are permissible.

Christmas lights and decorations must be removed no later than January 31st. "City of Lights" displays, which are white lights only, must be removed no later than March 31st. Lights should be displayed with the least amount of damage to the buildings. No exterior flashing lights are allowed at any time.

Decks shall be maintained in a clean and orderly fashion. No storage of any kind is allowed on or under decks.

Residents may display American or official state flags only. Banners are not permissible.

Proper window coverings must be used (no blankets, sheets, flags, etc).

Screen/storm doors must be approved by the Board of Directors prior to installation. A standard screen door has been approved for the Association, information is available through the management office.

PREVENTATIVE & EMERGENCY

Any person authorized by the Board of Directors shall have the right of access to all portions of the Property for the purpose of correcting any condition threatening a unit or the common areas.

Any person authorized by the Board of Directors shall have the right of access for the purpose of performing any installations, alterations, repairs, and/or utility work to include meter reading, equipment upgrades and/or repairs; provided that requests in advance for entry are made and that any such entry is at a reasonably convenient time for the affected unit owner.

In cases of emergencies, no request or notice is required for entry and such right of entry shall be immediate, whether or not the unit owner is present at the time.

To minimize the potential of fire, barbeques within the community shall be limited to gas or electric grills only. Residents are encouraged to check with their local fire department to insure compliance with municipal, state, and federal laws governing barbeques.

VIOLATIONS

The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time, and to impose reasonable fines for infractions of all rules and regulations.

On July 2, 2002, the Board of Directors, along with homeowner input, revised and duly adopted the following schedule of fines for violations: First violation, written notice; second offense \$50.00; third offense \$100.00. If the violation continues, the Board of Directors may seek injunctive relief by legal action, the cost of which will be billed back to the unit owner involved.

The application of terms in the above shall be interpreted by the Board of Directors as that which a reasonable person, under reasonable circumstances, would normally interpret the application of terms to be.

Adopted: August 30, 1999
Revised: March 27, 2002
Revised: July 2, 2002

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SUPPLEMENT TO LEASE AGREEMENT

Homeowner(s) Name: _____ Unit # _____

Article XI, Section 11 of the Declaration for Eagle Landing Condominium Association states that all lease agreements must provide that the terms of said lease agreement shall be subject in all respects to the provisions of the Declaration and Bylaws and rules and regulations of the Association and that any failure by the tenant to comply with the terms of such documents, rules, and regulations shall be a default under the terms of the. The Board of Directors request that tenant information be submitted to the management office for updating of records and emergency purposes. This supplement shall insure and provide such information.

This form should be completed and returned to the management office within five (5) days from execution of any lease agreement. This information is on file for emergency and file purposes only; this information is not available to the general public.

Tenant(s) Name: _____

Mailing Address: _____

Home Telephone: _____ Work Telephone: _____

Leased From: _____ To: _____

I/We, _____, have received and read a copy of the House Rules for Eagle Landing Condominium Association. I understand that the provisions of the Declaration, Bylaws and House Rules of the Association govern my actions as a resident, as well as my family, guests, and invitees.

(Tenant Signature) . (Tenant Signature)

Signed this ____ day of _____, 19____