

TRAILS HOMEOWNERS ASSOCIATION I, INC.

Rules and Regulations

1. All lots and units thereon shall be occupied and used exclusively for residential purposes, except for restricted business activities (see #2).
2. Business activities conducted out of our townhomes shall be restricted as follows:
 - a. the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the unit
 - b. the business activity conforms to all zoning requirements for the property
 - c. the business activity does not involve regular visitation to the townhome by clients, customers, suppliers or other business invitees or door-to-door solicitation of residents of the property
 - d. the business activity is consistent with the residential character of the property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the property, as may be determined in the sole discretion of the Board
3. No townhome may be occupied by more than a single family.
4. Townhomes may be leased, provided the lease period shall be for a period of not less than twelve (12) months and such occupancy is only by the lessee and the lessee's immediate family.
5. No room within a unit shall, in any event, be rented or leased and no transient tenants shall be accommodated.
6. Owners must provide the Association, prior to the effective date of the lease, the name of the lessee(s).
7. Every owner must promptly perform, at his cost and expense, all maintenance and repair work on his home, lot and all structures, parking areas, landscaping and other improvements situated thereon and must keep the same in good condition at all times.
8. All holiday decorations, including light strings, must be removed from public view within 30 days following the holiday.
9. No owner/resident may modify, alter or otherwise change his or her home such that it would prevent the owner from parking or storing at least two (2) four-wheeled passenger automobiles in the garage of such home.
10. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage.
11. Waste of any nature shall not be kept on any part of the property except in sanitary containers stored out of public view except after 6:00pm on the day prior to regular garbage collection and prior to 7:00pm on the day of regular garbage collection..
12. No items shall be stored outside of a home except for items meant for outside storage. (example: outdoor cookers, patio furniture, neatly stacked firewood)
13. No clothing, rugs, or other household fabrics shall be hung, dried or aired in such a way as to be visible to other owners/residents.

14. All window treatments visible to the public must be in good repair and harmonious with the appearance of the property. No foil, paper, bed linens, etc. shall be used as a permanent window treatment.
15. There shall be no obstruction of the common area by any owner/resident, nor shall anything be kept or stored in the common area, nor shall anything be altered, constructed, planted in or removed from the common area, without the written consent of, or at the direction of the Association's Board of Directors. Any such approved alterations to common area are at the expense of the owner/resident making the alteration, as well as the expense of restoring such common area to its original condition, if necessary. No such alteration may interfere with the use and enjoyment of the common areas by the other owners/residents.
16. No signs shall be displayed in the common areas. Any such sign is subject to immediate confiscation.
17. Each owner/resident shall be liable to the Association for any damage to the common area, to the extent that such damage shall not be covered by insurance, to the extent that such damage is caused by the negligence or willful misconduct of the owner/resident, his family, guests and/or invitees.
18. No resident may keep dangerous or exotic animals, pit bull terriers, American Staffordshire terriers, trained attack dogs or any other animal deemed by the board to be a potential threat to the well being of people or other animals. No animals, livestock or poultry shall be raised, bred or kept on any portion of the Property except that a reasonable number of dogs, cats or other household pets may be kept by any owner/resident provided that they do not create a nuisance, do not endanger the health or safety of the occupants of other lots and are not kept for any commercial purposes. "Reasonable number" shall ordinarily mean no more than two (2) pets per household.
19. No waste shall be committed by any owner/resident on the common area, including pet waste. Owners/residents must remove pet waste immediately from Common Areas.
20. When outdoors, all pets must be on a leash held by someone capable of controlling the animal.
21. No exterior fires shall be permitted except barbecue fires contained within receptacles designed to prevent fire hazard. No open fires are permitted.
22. No owner/resident shall interfere with the other owners'/residents' rights to quiet enjoyment of the property. This shall include, but not be limited to, noxious odors, exterior sound devices other than security devices used exclusively for security purposes, loud music, loud noises, noisy or smoky vehicles, large power equipment or tools, unlicensed off-road vehicles, barking dogs, or late night parties between the hours of 10:00pm - 8:00 am.
23. Radios, phonographs, televisions and other sound producing devices used in individual homes must be maintained at volume settings that do not annoy other owners/residents.
24. No attachments of any kind or character whatsoever (including, but not limited to, television and radio antennas or fences), shall be made to the roof, exterior walls of any home or upon any lot, unless such attachment shall have been first approved in writing by the Architectural Review Committee (ARC) or has been approved at a prior time by a general board policy.
25. All signs displayed to the public view, on or from any part of the property, shall be subject to the reasonable restrictions of the Board.
26. No construction or improvements shall be commenced, erected, placed or maintained on any lot, nor shall any exterior addition, change or alteration be made to the building, until the plans and specifications ("Plans") showing site layout, structural design, exterior elevations, exterior materials and colors, signs,

landscaping, drainage, lighting, irrigation, utility facilities layout, and screening therefor have been submitted to the Architectural Review Committee (ARC) and approved in writing by the Board.

27. Streets, driveways, garages, and parking spaces shall be used exclusively for parking passenger vehicles i.e. automobiles, trucks, vans and sport-utility vehicles.

28. Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other water craft, and boat trailers shall be parked only in enclosed garages, except for a temporary period not to exceed 24 hours. Service and delivery vehicles may be parked in the Property during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a home or the common area.

29. Stored vehicles and vehicles which are either obviously inoperable or do not have current operating licenses (including, without limitation, current license tags and safety inspections) shall not be permitted on the property, except in enclosed garages. A vehicle shall be considered "stored" if it is put up on blocks or covered with a tarp or has not been moved under its own power for a period of fourteen (14) consecutive days.

30. Parking shall not be permitted in fire lanes or within 30 feet from an intersection.

31. Vehicles parked in our parking lots shall not occupy more than one (1) parking space at any one time.

32. Our parking lots are designed to be shared among all owners/residents and visitors and shall not be monopolized by any owner/resident.

33. No major repairs or restorations of any motorized vehicle shall be conducted upon any portion of the property open to public view. Major repairs or restorations shall ordinarily mean any work taking longer than 24 consecutive hours to complete.

34. Motorcycles, motorbikes, motor scooters, go-carts or other similar vehicles shall not be operated within the property except for the purpose of direct transportation between a parking space and a point of destination within or outside of the property.

35. Failure to comply with the Rules and Regulations of Trails I Townhomes will result in written warnings to resident and/or owner. All owners shall be responsible for informing and enforcing the Rules and Regulations with their respective tenants. Any tenant in violation of the rules and regulations will be assessed the fine. If the tenant fails to pay the fine, the owner shall be required to pay the fine immediately upon notice from the Association. The foregoing rules and regulations are subject to amendment and to the promulgation of further rules and regulations.