

**ARLINGTON VILLA HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS - APPROVED FOR DISTRIBUTION 08/01/02**

The Arlington Villa Homeowner Association has the obligation to establish and enforce Rules and Regulations and may amend them in such a manner that property values be maintained and that Arlington Villa remains an attractive and safe place to live. All owners are responsible to include these Rules and Regulations as a term of lease and are responsible for the actions of their tenants.

GENERAL RULES

1. Properties are to be used as residences only.

Pets

2. Any dog off its Owner's premises shall be under leash control.
3. All animal waste and debris must be picked up immediately by Owner and disposed of in a sanitary manner.
4. Pet noises must not be allowed to disturb other residents.
5. Pets must not be allowed on other residents' properties.
6. Owners/Residents are responsible for the actions of their pets. Any damage caused by a pet will be repaired at the expense of the property Owner.
7. No pets of any kind shall be kept on a property for breeding or commercial purposes.

Common Areas

8. No private or personal articles shall be left in any general common area. The Association shall not be held liable for any loss or damage to articles left in any common area.
9. Any damage to the general common area caused by Owner/resident, children, guests, pets, etc. shall be repaired at the expense of the Property Owner.
10. No bicycles, scooters, skateboards or skates are allowed in the grass or gravel areas.

Nuisance

11. Owners/Residents shall exercise reasonable care to avoid making, or permitting to be made, disturbing or objectionable noises especially between the hours of 10 pm and 8am. This includes using or playing instruments, radios, stereos, televisions, amplifiers, or appliances such as washers, dryers or vacuum cleaners, or any other instrument or devices in such a manner as to disturb other Residents.
12. Parents shall be responsible for their children's behavior and shall be responsible for any damage caused by a child's misconduct.

Vehicle Storage and Repair

13. No recreational vehicles (such as boats, trailers, campers, snowmobiles, etc.) nor non-running or unlicensed vehicles of any kind shall be parked, stored or maintained on any lot, limited common area or common area whether or not within a designated parking space or driveway.
14. Only minor repairs that take no longer than one day may be done on Owner's lot or in the parking lot. Care must be taken to assure that no residue is left on pavement from any maintenance or from any vehicle that leaks oil, etc.

TOWNHOUSE SPECIFIC

1. All trash must be placed inside dumpster and not left on the ground beside container.
2. Furniture, tires and batteries must not be placed in the dumpster or on the ground around trash area. These items must be disposed of away from the property by the Resident at the Resident's expense.

Maintenance

3. No work of any kind shall be done upon the building exterior by any Owner/Resident except as approved by the Arlington Villa HOA. Owner/Resident shall be responsible for maintenance and installation of all glass surfaces; storm/screen doors and exterior light fixtures of their unit.
4. Satellite dishes or antennas may not be attached to roof and must be attached in such a way as to not damage siding.
5. Residents shall always keep front door stoop of unit in a clean, orderly condition, free of snow, debris and other obstruction.
6. Common Element Fences are maintained by the Association in accordance with the Declaration. A Common Element Fence is appurtenant to designated Common Elements.
7. Residents have the right to use two parking spaces.

SINGLE FAMILY HOME SPECIFIC

1. Owners of single family homes are required to maintain lawns in an attractive condition. This includes weed and leaf removal, trash removal, watering and mowing, trimming of shrubs and snow removal from walks.
2. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any property.
3. The trash dumpster in the parking lot is for the exclusive of the Townhouses. Single family homes must arrange for private trash collection. All containers must be covered and kept in an enclosed area as to not be seen from the street.
4. Residents shall maintain shared Fences. Expenses shall be shared equally among Lot Owners. Fences on a private lot are a Limited Common Element and are maintained in accordance with their location and the Declaration.

All Owners of the Arlington Villa Homeowner Association have a responsibility to enforce these Rules and Regulations and to report unresolved infractions witnessed by two or more Owners to the Board of Directors.

Failure to comply with Rules and Regulations will result in remedial action by the Arlington Villa Board of Directors in accordance with the by-laws.