

**GRACE PARK HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

1. Each resident shall have the right to use two designated parking spaces for his unit and shall be responsible for keeping those spaces clear of snow, debris, and other obstructions. Each resident has a co - equal right to use the community parking for guests.
2. All vehicles parked on the premises must have current license plates, be in lawful driveable condition and be used regularly.
3. Recreational vehicles may not occupy parking spaces.
4. Only minor repairs that take no longer than one day may be done in the parking lot. Care must be taken to be sure that no residue is left on the lot from any maintenance or from vehicles that leak oil, etc.
5. No private or personal articles (i.e. baby carriages, bicycles, toys, etc.) may be left in any of the general common areas.
6. No work of any kind shall be done upon the building exterior or any common area by Owner / Resident, except as approved by the Grace Park Homeowners Association.
7. A screen / storm door may be installed over the front door of a unit. It must be a model pre - selected by the Association. Installation and maintenance shall be at the Owner's expense.
8. Owners / Residents shall exercise reasonable care to avoid making or permitting to be made, loud, disturbing or objectionable noises, especially between the hours of 10 pm and 8 am. This includes using or playing instruments, radios, stereos, televisions, amplifiers or appliances such as washers, dryers or vacuum cleaners, or any other instruments or devices in such a manner as to disturb other Residents.
9. Parents shall be responsible for keeping children from disturbing other Residents and shall be responsible for any damages caused by child's misconduct.
10. Any damage to general common areas caused by Owner / Resident, children, pets, guests, etc. shall be repaired at the expense of that unit Owner.
11. Residents shall always keep the front stoop of his unit in a clean, orderly condition, free of snow, debris and other obstructions.
12. Residents shall be responsible for replacing the light bulbs of exterior light fixtures of his / her unit.
13. Pets shall not be allowed in the common areas unaccompanied. Droppings shall not be left on the common areas and the pet's noises are not to disturb other Residents.
14. No signs, laundry, blankets or other unsightly items shall be affixed or exhibited by Residents on exterior of building walls or any common area including balconies and patios, other than appropriate "For Sale" or "For Rent" signs. Satellite dishes and antennas may not be installed on the exterior of any building or in any common area without prior approval of the Board of Directors.
15. No trash will be allowed to accumulate on balconies, patios or front stoops. No tires, batteries or large furniture items are to be disposed of in the trash dumpster. No trash is to be left on the ground outside of the trash dumpster.
16. Units are to be used as residences only.

The Grace Park Homeowners Association has the obligation to establish and enforce these Rules and Regulations and may amend them in such a manner that property values be maintained and that Grace Park remains an attractive and safe place to live. Any violation will result in contacting the Owner / Resident by the Association Board of Directors for immediate correction of the problem.

**APPROVED FOR DISTRIBUTION BY THE GRACE PARK HOMEOWNERS ASSOCIATION
FEBRUARY 1997**

\$ 25 late fee assessed by 10th of following month