

COMSTOCK PLACE HOMEOWNERS ASSOCIATION

A CONDOMINIUM

COMMUNITY RULES

(As amended August 28, 1973, March 10, 1980, and April 13, 1985)

1. The green areas and walkways in front of the residence units and the entranceways to the residence units shall not be obstructed or used for any purpose other than ingress to and egress from the residences. No resident shall block nor permit his guests to block or obstruct the common driveways or entry gates.
2. No exterior of any residential unit or garage shall be decorated by any resident in any manner without prior consent of management.
3. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the common areas.
4. No resident shall make or permit any noises that will disturb or annoy the occupants of any of the residential units in the development or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other residents.
5. Each resident shall keep his or her residential unit and limited area, including his or her garage, in good state of preservation and cleanliness.
6. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or other part of the residential units except such as shall have been approved in writing by management, nor shall anything be projected out of any window in the residential units without similar approval.
7. Any damage resulting from the misuse of any water closets or other apparatus shall be paid for by the resident in whose unit it shall have been caused.
8. In no event shall dogs be permitted in any of the public portions of the development. The owner shall indemnify management and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the development. If a dog or other animal becomes obnoxious to other residents by barking or otherwise, the owner thereof must cause the problem to be corrected or if it is not corrected, the owner, upon written notice by the management committee, will be required to dispose of the animal.
9. No radio or television aerial shall be attached to or hung from the exterior of the residential units or garages without written approval of management.
10. No resident shall do any painting of the exterior of the residential units or to the patio, fences, garages, or storage areas.
11. The swimming pool may be used by residents or their guests. The residents and their guests must abide by the current swimming pool rules. Personal copies shall be given to each household by the secretary.

12. Any resident wishing to plant flowers, trees, or shrubs, or to introduce landscape features outside of his own private areas must obtain written permission from management before doing so.

13. The residents must keep the interior of the patios, storage sheds, and garages clean and free from obstructions. Nothing shall be hung in the patios above fence lines. Management assumes no liability for loss or damage to articles stored in the patios, storage sheds, or garages.

14. Any damage to the buildings, recreational facilities, or other common areas or equipment caused by children or their guests shall be repaired at the expense of the parents.

15. Parents shall be held responsible for the actions of their children and their guests.

16. Except as provided in rules governing use of the pool, resident children may play in private areas and service streets only. The common green area is not a play area. However, for the convenience of residents in entertaining friends, relatives, or out-of-town visitors, children who are such occasional guests may use the common green area for play provided that such activity is safe and does not disturb the quiet of the area.

17. Complaints regarding the management of the residential units and grounds, or regarding actions of other residents shall be made in writing to management.

18. Any consent or approval given under this Community Rules by management shall be revocable at any time.

19. These Community Rules may be added to, or repealed at any time, by the Board of Directors.