

PINEBROOK CONDOMINIUM TRUST RULES AND REGULATIONS

1. No condominium unit shall be used for any purpose other than a single family residence.
2. **PARKING:**
 - a. Each unit owner/occupant will have one assigned, numbered parking space.
 - b. No owner/occupant should have more than 2 vehicles in the parking areas.
The second vehicle must be parked in a guest parking space (on a space available basis).
If an owner has more than 2 vehicles in the parking area, written request must be submitted to the Board of Trustees for approval for parking space assignment of extra vehicles.
 - c. No unregistered or disabled vehicles may be parked or repaired in the common areas.
 - d. Each unit owner/occupant shall be responsible for the parking of vehicles belonging to his or her guests.
 - e. No vehicles will be parked in the roadways at any time. The roadways must be kept free at all time to allow for the use of emergency vehicles.
 - f. No moped, motorcycles, trailers, boats, vans, campers or commercial vehicles/trucks with racks, storage utility cabinets, commercial lettering and tool carriers shall be permitted in any portion of the common parking area, except for trucks delivering goods or furnishing services. Owners with pickup trucks must be responsible for keeping their truck beds free of cargo and/or debris while parked in the common areas.
 - g. Violations of this section may result in fines and/or towing of vehicles with all expenses borne by the unit owner, occupant or violator.
3. Use of recreational facilities in the general common areas will be in such a manner as to respect the rights of other unit owners. Use of the recreational facilities will be controlled by regulations to be issued by the Board of Trustees.
4. Unit owners/occupants shall not be permitted to hang or display anything on the front door, windows, walls, steps or grounds of the unit, with the exception of a hanging basket and winter wreaths.
5. No exterior shades, awnings, window guards, ventilators, fans or air conditioning devices shall be used in or about any unit except such that has been approved in writing by the Trustees. No radio/tv antennas or satellite dishes shall be attached to or hung from the exterior of any unit without written approval of the Trustees.
6. No bicycles, scooters, baby carriages or similar vehicles, toys or other personal articles shall be allowed to stand in the common areas. Furthermore, no person may use bicycles, scooters, skateboards, mopeds, motorcycles or similar vehicles within the common grounds and parking areas. Motorcycles and/or bicycles must be walked in and out of the complex.

No owner/occupant shall make or permit any noise that will disturb or annoy the occupants of any other unit, or permit anything to be done that will interfere with the rights, comfort or convenience of other unit owners/occupants.

7. All rubbish and refuse from each unit shall be disposed of with care in the containers intended for such purposes. Cardboard boxes shall be folded and flattened before being discarded. **NO** building materials, appliances, furniture, mattresses, bathroom fixtures, gas grills, propane tanks or hot water heaters shall be disposed of in or about the dumpster or surrounding area.
8. No industry, business, trade, occupation or profession of any kind, commercial, religious educational or otherwise, designed for profit, altruism or otherwise shall be conducted, maintained or permitted in or about any unit or common areas without the written approval of the Trustees. No unit may be used or rented for transient, hotel or motel purposes.
9. **NO DOGS ALLOWED** in the complex at anytime unless they are specially trained service dogs. House cats (maximum of 2 per unit) will be allowed. House cats must be kept inside units at all times and not allowed to roam the common areas.
10. The agents of the Trustees and any contractor or workman authorized by the Trustees may enter into any unit or patio in the event of an emergency at any time for any purpose permitted under the terms of the Master Deed, the Trust or the By-laws thereof. The Trustees must retain a pass key to each unit. Any unit owner changing their locks must submit the new key to the Trustees.
11. Each unit owner/occupant will be responsible for any damages to buildings, equipment or common areas caused by themselves, their guests or tenants.
12. Any complaint regarding the management or operations of Pinebrook Condominium must be made in writing to the Board of Trustees.
13. **Unit Sales:**
Unit owners must notify the Board of Trustees, in writing, of their intent to sell **PRIOR** to listing the unit. Owners must supply realtors with copies of the Rules and Regulations. Owners must notify the Board of Trustees of any bona fide offers.
14. **Unit Leasing:**
 - a. Each unit owner may lease their unit, with the written approval of the Trustees, only once during each calendar year and only for a periods of not less than three (3) consecutive months, to a single family of not more than four (4) persons.
 - b. No owner may lease a unit within the first twelve (12) months from the date the owner takes title of the unit.
 - c. No lessee shall sub-let a unit without written permission from the Trustees.

- d. All new lease applications must be submitted by the unit owner to the Trustees for review with written notification **PRIOR** to tenancy. All renewed lease application must be submitted at least 30 days prior to the lease expiration.
 - e. Each unit owner will furnish a copy of the By-laws and Rules and Regulations to the tenant prior to tenancy. The tenants, by signing the informational form, acknowledges that they have received copies of the By-laws and Rules and Regulations and that they have read and understood them and that they will be expected to comply in all respects with them and that any failure by the tenant to comply in all respects shall constitute a material default in the lease agreement and in the event of such default the Trustees shall have (in addition to any other By-law right) the right to evict the tenant. In addition, the unit owner shall pay fines, penalties and any other charges resulting there-from and that all such costs, expenses and fines may be enforced and collected as if they were common charges owed by the unit owner.
15. No unit owner or tenant shall change the exterior of the unit or common areas. Any interior work requiring a permit must first be presented to the Trustees **PRIOR** to the work beginning, with the proper permits, plans and insurance certificates for all contractors performing work in the unit.
16. These Rules and Regulations may be amended, modified or otherwise changed by the Trustees. A unit owner shall not be bound by such amendment or modification until such changes are made in writing. **ALL RULES AND REGULATIONS MUST BE FOLLOWED. FAILURE TO COMPLY WILL RESULT IN A FINE OR LIEN.**