

WOODSCAPE CONDOMINIUMS

RULES AND REGULATIONS

1. Rules of Conduct

Regime Property

Incorporate all of the common areas of the Woodscape Condominium Complex as defined in the Master Deed, but generally it is all of the land and building outside of each owner's entrance door and inside the property line. It shall include the exterior of all buildings, but not the interior.

(a) No owners, residents or guests on the property shall:

1. Post any advertisements or posters of any kind in or on the common areas of the Regime Property except as authorized by the Board of Directors.
2. Hang garments, rugs or other similar objects from the windows or exterior facades of the Regime Property.
3. Place garbage or trash outside the dumpster provided in the service area. Upon moving into each unit each resident will be responsible for breaking down their cardboard boxes and putting them in the dumpster provided, or hauling away.
4. Act so as to not interfere unreasonably with the peace and quiet enjoyment of other residents.
5. No resident shall install wiring for electrical or telephone installations, telephone antennae or similar objects outside the unit which would protrude through the wall or the roof of the unit except as authorized in writing by the Board of Directors.
6. Be permitted to keep inappropriate pets on the property. Pet owners must immediately clean up after their pet.
7. No immoral or illegal conduct shall be encouraged or permitted on Regime Property.

2. **Vehicle Parking**

To obey all parking and speed regulations which may be posted. Only vehicles in operable condition will be allowed to park on the property. All inoperable vehicles will be towed at owner's expense. In addition, no commercial vehicles, truck, trailers, campers or boats, may be on the property without the written authorization, of the Board of Directors. Residents shall not use any parking areas for repair of motor vehicles. Any vehicles parked so as to block or inhibit access to any dumpster or fire lane will be towed at owner's risk expense. There is no designated parking for any vehicle on Woodscape Condominium Regime property. Guest parking shall not inhibit parking by other residents of the Woodscape Condominium Property.

3. **Use of Premises**

Premises may only be used for residential purposes and not for any type of business. Residents agree that the Board of Directors shall not be responsible for any injury to persons or property arising out of resident's negligence or willful misconduct. The Board of Directors may invoke a fine against any property owners who violate the rules and regulations or abuses regime property.

4. The Board of Directors shall have the authority to devise additional or modify the existing Rules and Regulations.