

Walnut Beach Condominium Association

Rules and Regulations Update

Approved by Board April 2018, officially adopted after Special Session with Unit Owners August 2, 2018

Article A Use of Units

Item A4

The Board of Directors during their terms of office or any designated agent (such as contractors) may retain a pass key to the common entry doors for use as needed for repairs or emergency situations. Former board members are to return any master keys in their possession to a current board member.

Article B Use of Common Units

Item B2

Unit Owners shall not cause or permit anything to be hung or displayed permanently on the outside of windows or placed on the outside walls or doors of a building. No sign, awning, canopy, shutter, radio or television antenna shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on or at any window without the prior consent of the Board of Directors. For example, satellite dishes cannot extend beyond the Unit Owner's or tenant's patio area.

Article C Actions of Unit Owners

Item C1:

No activity shall be carried on in any Unit or in the Common Areas either willfully or negligently, which may be offensive to others or become an annoyance or nuisance to Unit Owners or tenants. No Unit Owner or tenants, their families, employees, agents, visitors and licensees shall make or permit any disturbing noises in the buildings. Nor should same do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. No Owners nor tenants shall play or allow musical instruments or percussive instruments, operate phonographs, television sets, radios, or any other electronic equipment or machinery and tools at high volumes or in such other manners that it causes unreasonable disturbances to other Unit Owners or tenants. An "unreasonable disturbance" is defined as an event in which one unit owner can hear noises coming from another unit with all doors closed, and specifically includes impact noises of running, jumping on stairs or in common hallways. This includes operations of such at unreasonable times - between the hours of 10:30 PM to 7:30 AM.

ITEM C3, paragraph 1

Only unit owners are allowed to have pets. Tenants are not allowed to have pets. No animals, birds or reptiles of any kind can be bred or kept in any unit or the Common Areas. Owners are allowed to have up to a total of two pets: dogs, cats, birds in cages or other household pets as approved by the executive board as compatible with the community. Seeing eye dogs and/or

trained and qualified service animals will be permitted for those persons holding certificates of blindness or necessity.

Dogs are to be no more than twenty inches in height at the shoulder at maturity and of gentle disposition. No dog whose breed is noted for viciousness or ill-temper, in particular the American Staffordship Terrier, known as a Pit Bull Terrier, is permitted on the premises; nor any animal of any kind that has venom or poisonous defense or capture mechanism, or if let loose would constitute vermin, is allowed on the premises.

Any pet causing an extremely unreasonable disturbance, noise or injury may be permanently removed from the property, after the owner receives written notification and attendance at a Notice and Hearing with the Board. Unit owner may also be subject to a fine.

ITEM C3, paragraph 2

In no event shall any dog be permitted in any portion of the Common Areas unless carried or on a leash. Owners are not to allow their dogs to urinate or defecate close to any patio or garden areas. All unit owners are responsible for picking up after their pets. This responsibility applies to guests of unit owners and guests of tenants. Unit Owners in violation would be called for Notice and Hearing with the board and may be subject to fine.

ITEM C4

Unit owners shall be held responsible for any injuries or damages caused by the actions of any unit owners, their family members, or their guests' pets. The owner may be held responsible for such injuries or damages and will hold harmless all other unit owners and the Association.

ITEM E4

Visitor parking spaces are for the temporary use of Unit Owners or tenants their guests and invitees of Unit Owners or of the Association and may not be used by Unit Owners as extra permanent parking spaces. "Permanent" is defined as more than 24 hours in any given week. Unit owners in violation will be called for notice and hearing with the board and will be subject to fine. Moving a vehicle from one Visitor's space to another does not void this rule.

ITEM E5

Motorcycles and motorbikes will be permitted to be parked in Unit Owners designated parking areas only. Parking on grass or other common areas is prohibited. Parking in fire lanes is prohibited. All vehicles are limited to a speed of less than ten (10) miles per hour in driveways/ parking lots. Violations of these rules may result in a notice and hearing with the board, and possible fines.

INSERT (ADD) E7: All owners and tenants' motor vehicles license plate numbers must be registered with the board and management. Owners are to place a card on the dashboard of the visitor's car to indicate which unit owner they are visiting.

