

## **Elk Run Homes Association**

### **Rules and Regulations**

1. Lawns and Walkways in front of the units and the entrance ways to the units shall not be obstructed or used for any purpose other than ingress and egress from the unit. No activity detrimental to the landscape shall be engaged in.
2. No exterior of any unit shall be decorated by any owner in any manner without prior consent of the association.
3. No article shall be hung or shaken from the doors or windows or placed upon windowsills of the units.
4. 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.
5. No owner shall make or permit any noise that will disturb or annoy the occupants of any of the units in the community or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
6. Each owner shall keep each owner's unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.
7. No shades, awnings, window guards, ventilators, fans or air conditioning devices shall be used in or about the buildings except such as shall have been approved by the Association.
8. No signs, notice or advertisement shall be inscribed or exposed on or at any window or other part of the units, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window of the units without a similar approval.
9. All garbage and refuse from the units shall be deposited with care in garbage containers provided by the owners and intended for such purpose only at such times and in such manner as the Association may direct. All garbage and refuse shall be placed in closed plastic trash can liners or compactor bags.

10. Bathrooms and other water apparatus in the buildings shall not be used for any other purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags, paper, ashes, or any other article be thrown into the same. Any damage resulting from misuse of any bathroom or other apparatus shall be paid for by the owner in whose unit it shall have been caused.
11. No Radio or television aerial or antenna shall be attached to or hung from the exterior of the units without the written approval of the Association.
12. No vehicle belonging to an owner or to a member of the family or guest, tenant, or employee shall be parked in such a manner as to impede or prevent ready access to another owner's parking stall. The owners, their employees, servants, agents, visitors, licensees, and the owner's family will obey the parking regulations promulgated in the future for the safety, comfort and convenience of the owners.
13. No house trailer, boat trailers, boats, campers, snowmobiles or snowmobile trailers, or other similar vehicles shall be parked for any period greater than forty-eight (48) hours in the parking stalls, common areas, or in the immediately adjacent streets of the project without the written approval of the Association.
14. All damage to units or the common area caused by any owner shall be paid for by the owner responsible.
15. No Owners shall use or permit to be brought into the unit any inflammable oils or fluids such as gasoline, kerosene, naphtha or benzine, or other explosives or articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of the Association.
16. No owner shall do any painting of the exterior of the unit or any common areas.
17. Any damage to the buildings, or common areas or equipment caused by owner's children or other guests shall be repaired at the expense of the owner.
18. Owners shall be held responsible for the actions of their tenants and tenants' guest.
19. Owner occupied units are allowed three (3) spaces for vehicles in parking area, Renter occupied units are allowed two (2) spaces for vehicles in parking area.
20. These community rules may be added to, or repealed at any time by an act of the Board of Directors of the Association.