

## MASTER RULES AND REGULATIONS

These Master Rules and Regulations shall apply to all of the Properties until such time as they are amended, modified, repealed, or limited by rules of the Association adopted by the Declaration of Covenants, Conditions, and Restrictions for Brookside Condominiums (the "Declaration"). The definitions contained in the Declaration are incorporated by reference herein.

1. General. The Properties shall be used for condominium or condominium unit purposes.
2. Restricted Activities. The following activities are prohibited within the Properties unless expressed authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:
  - (a) On-site storage of gasoline, heating, or other fuels, except that the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment;
  - (b) Owners shall be responsible for cleaning up the droppings of such Owner's Household Pets. All Household Pets shall be registered, licensed and inoculated as required by law;
  - (c) Any activity which emits foul or obnoxious odors on the Properties or creates noise or other conditions which tend to disturb the peace or threaten the safety of any Owners of the Properties;
  - (d) Any activity which violates local, state or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation;
  - (e) Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy or untidy condition to exist outside of enclosed structures in a Unit;
  - (f) Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to an Owner of a Unit;
  - (g) Smoking is prohibited on the decks and stairways of the buildings. Areas on the property where smoking is permitted will be determined by the board.
  - (h) Outside burning of trash, leaves, debris or other materials;
  - (i) Use or discharge of any radio, loudspeaker, horn, whistle, bell or other sound device so as to be audible to an Owner of the Unit;
  - (j) Use and discharge of firecrackers and other fireworks;
  - (k) Dumping of grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch or elsewhere within the Properties, except fertilizers or herbicides may be applied to landscaping on Properties provided care is taken to minimize runoff by a professional landscape company only.
  - (l) Accumulation of rubbish, trash, or garbage except between regular garbage pick-ups;

(m) Discharge of firearms, provided the Board shall have no obligation to take action to prevent or stop such discharge;

(n) Any business, trade except that an Owner or occupant residing on a Unit may conduct business activities within the Property so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Properties; (iii) the business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board. The terms "business" and "trade" as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether (i) such activity is engaged in full or part-time, (ii) such activity is intended to or does generate a profit, or (iii) a license is required.

(o) Capturing, trapping or killing of wildlife within the Properties, except in circumstances posing an imminent threat to the safety of the persons using the Properties;

(p) Any activities which materially disturb or destroy the vegetation, wildlife, or air quality within the Properties or which use excessive amounts of water or which results in unreasonable levels of sound or light pollution;

(q) Except for fencing permitted in the Declaration, any construction, erection, or placement of any thing, permanently or temporarily, on the outside portions of any buildings on the Properties. This shall include, without limitation, basketball hoops, swing sets and similar sports and play equipment, clotheslines, garbage cans, woodpiles, above-ground swimming pools, hot tubs, walls, dog runs, animal pens, or signs (excepting those signs permitted in the Declaration). See attached fencing requirements.

(r) Common area driveways and streets are not to be used as playgrounds.

3. Prohibited Conditions: The following shall be prohibited within the Properties:

(a) Structures, equipment or other items on the Properties which have become rusted, dilapidated or otherwise fallen into despair;

4. Unsightliness: The Limited Common Elements, including porches, driveways, parking spaces, stairways, decking, walkways, patios and yards, shall be kept in a neat and orderly fashion at all times. No exterior area may be used for the storage of recreational equipment, furniture or other goods or merchandise, except as provided for herein. Bicycles shall not be stored outside on the premises and never shall be leaned against the building or tied to trees on the property.

5. Domestic Animals:

No Dogs shall be permitted on the Property or the Common Area. House pets kept indoors, such as birds, fish or cats, may be kept in any Unit provided that they are kept and maintained so as not to cause a nuisance to any other Owner or tenant of another Owner. The Board shall have the sole right and discretion to determine whether pets are causing a nuisance to other Owners or tenants and shall have the right to require

immediate removal of any pet or pets determined by the Board to be causing a nuisance to other Owner(s) or tenant(s).

- (a) All service dogs and emotional support dogs (“Permitted Dogs”) must be on a leash or otherwise be under its owner’s full control at all times when outside an owner’s personal residence.
- (b) Owners must pick up solid waste immediately and dispose of it properly in a sealed plastic bag or container.
- (c) Permitted dogs must not engage in disruptive behavior. This includes barking, aggressive behavior toward other persons or animals, property damage (i.e. digging), etc.
- (d) Permitted owners are encouraged to be discreet when walking their animals outside by staying in close proximity to their homes or choosing locations not frequented by other residents.
- (e) Residents should practice tolerance toward Permitted Dogs, but if a cause for complaint arises it should be directed to a member of the HOA board, the property manager, or the Animal Control Officer for the Town of Jackson. Confrontations with Permitted Dog owners should be avoided.
- (f) The HOA board will take appropriate action to deal with any complaints of repeated abuses of these provisions by homeowners or renters that may arise.

6. Vehicle Parking, Storage, Operation and Repair :

- (a) “Permitted Vehicles” shall mean all passenger automobiles and one ton or smaller pick-up trucks. Only Permitted Vehicles may be parked on the Common Elements—Parking.
- (b) No boats, trailers, buses, motor homes, campers (on or off road supporting vehicles), snowmobiles, go carts, recreational vehicles, golf carts, industrial or commercial vehicles (both cabs or trailers), abandoned or inoperable vehicles, or any other similar vehicles (collectively the “Prohibited Vehicles”) shall be parked or stored in or upon the Common Elements—Parking or streets within the Properties, and no vehicle of any kind shall be maintained, repaired, repainted, serviced or rebuilt on any Common Element—Parking or street . This restriction shall not prevent the non-commercial washing and polishing of vehicles and boats, together with activities normally incidental thereto.

7. Architectural Changes:

- (a) No building, fence, wall on other structure or change to common area or exterior of unit therein be made until the plans, specifications and applications showing the nature, kind, shape, height, materials, and location in relation to surrounding structures and topography by the Board of Directors of the Association.
- (b) In the event said Board fails to approve or disapprove such design and location within thirty (30) after said plans and application have been submitted to it, approved will not be required and this article will be deemed to have been fully complied with.

8. Fee Schedule

(a) Fee schedule is based upon individual “type” of Offense and is not based on a collection of different types of offenses.

(b) FEE SCHEDULE:

First offense: Written warning notice sent registered mail to the current owner of the unit.

Second offense: \$50.00

Third offense: \$100.00

Subsequent offense: \$200.00

(c) Any charge is due to the Association upon the remittance to the Owner that a charge unpaid when due shall become a lien against the Owner’s unit and the have the right, to the extent allowed under Wyoming law, to collect said lien in the same manner as other charges and assessments pursuant to Article X of the Declarations for Brookside.

Section 2 (g) was amended by the Board of Directors at a regularly scheduled Board meeting on the 12<sup>th</sup> day of October in the year of 2017.

Section 5 was amended at the 2017 Annual Meeting on the 11 day of September in the year 2017.

The foregoing Rules and Regulations were adopted by the Board of Directors at a regularly scheduled Board Meeting on July 26, 2011.