

**RULES AND REGULATIONS  
OF  
COTTONWOOD FLATS HOMEOWNERS ASSOCIATION**

1. Lawns and walkways in front of the Lots and the entrances to the Lots shall not be obstructed or used for any purpose other than ingress and egress from the Lot. No activity detrimental to the landscape shall be engaged in.
2. No exterior of any improvements on any Lot shall be decorated by an Owner in any manner without prior consent of the Association, with the exception of tasteful seasonal/holiday lighting.
3. No article shall be hung or shaken from the doors or windows or placed upon windowsills of the buildings of the Lots.
4. No bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to hang from covered porches.
5. No Owner shall make or permit any noise that will disturb or annoy the occupants of any of the Lots 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 the improvements on each Owner's Lot 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 substances.
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. All window treatments shall be of a neutral color or in shades of brown or white compatible with the exterior of the buildings as viewed from outside the building.
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.
9. All garbage and refuse from the Lots shall be deposited with care in garbage containers provided by the Owners or refuse removal service provider and intended for such purpose only at such time and in such manner as the Association may direct. All trash cans need to be stored in garages, out of sight, except on designated trash pick-up day. Under no circumstances should trash cans be stored on porches or decks.
10. Bathrooms and other water apparatus in the buildings shall not be used for any other purposes 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 in misuse of any bathroom or other apparatus shall be paid for by the Owner in whose Lot it shall have been caused.
11. No house pets or animals may be kept or harbored in any Lot of the development except not more than two (2) standard house pets (dogs and/or cats) per unit, subject to the requirement that all dogs must be on a leash or under the control of their owner when in the common areas. The Owner shall indemnify the Association and hold it harmless against any loss or liability of any kind

or character arising from or growing out of having any animal in the development. If a dog or other animal becomes obnoxious to other Owners by barking or otherwise, the Owner thereof must cause the problem to be corrected or if it is not corrected, the Owner, upon written notice by the Association, will be required to permanently remove the animal.

12. No radio or television aerial, antenna or satellite dish shall be attached to or hung from the exterior of the buildings on the Lots without the written approval of the Association.

13. The agents of the Association, any contractor or workman authorized by the Association, may enter any Lot and its improvements, at any reasonable hour of the day for the purposes permitted under the terms of the Declaration of Covenants, Conditions and Restrictions, By-laws, or any management agreement pursuant thereto. Except in the case of emergency, entry will be made by pre-arrangement with the Owner.

14. All damage to improvements 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 Lot any inflammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosives or articles deemed extra hazardous to life, limb or property without in each case obtaining written consent of the Association.

16. Any damage to the buildings on the Lots, or Common Areas or equipment caused by Owners, their pets or Owner's children or other guests shall be required at the expense of the Owner.

17. These community rules may be added to or repealed at any time by an act of the Board of Directors of the Association.