

**RULES AND REGULATIONS
OF
HARVEST VALLEY CONDOMINIUM**

“EXHIBIT A”

This amended “Exhibit A” is incorporated into and made a part of the By-Laws of HARVEST VALLEY CONDOMINIUM this 30th day of March, 2009.

Preamble: The Rules and Regulations of Harvest Valley Condominium are the responsibility of the Trustees. See Harvest Valley Condominium Declaration Of Trust And By-Laws, Article II, Section 3(e) [Declaration of Trust page 5]. The Rules and Regulations govern the details of daily living in this community. Their purpose is to make Harvest Valley Condominium a pleasant livable place⁶. Many of the Rules and Regulations are worded as prohibitions without provision for exceptions. If you seek an exception to any Rule or Regulation, you must come to the Trustees and request our prior consent. In other words, the Rules And Regulations are to be followed unless a unit owner or resident has the prior consent of the Trustees.

1. No Obstruction of common areas and Facilities.

No one shall unreasonably obstruct any part of the common areas and facilities, without prior consent of the Trustees.

2. No Articles in Common Areas.

No clothes, sheets, blankets, laundry or other articles shall be hung out of a unit or exposed on any part of the common areas or facilities.

3. Toys, Baby Carriages.

No baby carriages, toys, playpens, bicycles, velocipedes, benches, chairs or other articles shall be placed on any part of the common areas and facilities except when such articles are in actual use by a unit owner or his family or guests.

4. No Liability for Personal Property of Unit Owners.

All personal property of the unit owners, or any other occupant of a unit, whether in the units, or in the common areas and facilities, or in the unit driveways, or elsewhere on the Condominium property, shall be kept therein at the sole risk and responsibility of the respective unit owner or occupant, and the Trustees shall have no responsibility therefor.

5. Radios, Phonographs, Musical Instruments.

The volume of television sets, radios, phonographs, high fidelity sound reproduction devises and musical instruments and the like shall not be operated in any manner which would result in excessive sound emanating therefrom being heard in any other unit.

6. No Offensive Activity

No noxious or offensive activity shall be carried on in the common areas and facilities, nor shall anything be done therein either willfully or negligently which may be or become an annoyance or nuisance to the other unit owners or occupants. No unit owner shall do or permit anything to be done by his family, servants, employees, agents, or visitors that will interfere with the rights, comforts or conveniences of other unit owners or occupants. No public hall shall be decorated or furnished by any unit owner in any manner.

7. Trash.

All garbage and trash must be placed in the proper receptacles designed for refuse collection and pick-up, and no garbage or trash shall be placed anywhere upon any of the common areas and facilities. No dumpsters or any type outside container, trash can, etc., shall be allowed upon any common area.

8. Exterior Apparatus.

Under no circumstances shall any air conditioning apparatus, television or radio antennas, clothes line, clothes rack or any other such device or other items (except those initially installed by the Declarant) be installed on the exterior of any unit, or on the common areas and facilities, or be permitted to be hung out of a unit.

9. Damage.

Any damage to any building, equipment or common areas and facilities caused by a unit owner, or such unit owner's family, visitor, or pet shall be repaired at the expense of the unit owner.

10. Doors.

Unit entry doors shall be kept locked and secured at all times except when actually in use.

11. Complaints.

Complaints regarding the management of the Condominium or maintenance of the common areas and facilities, or regarding action of other unit owners or occupants, shall be made in writing to the Trustees and/or the management company. No unit owner shall attempt to direct, supervise, or in any manner attempt to control or request favors of any employee. Individual Trustees will not make decisions without reviewing the written complaint with a majority of the Board and/or the management company.

12. Age of Occupants.

Occupants must be at least 55 years of age, unless they are attendant to parents of a disabled person.

13. Dogs and other Pets.

Dogs not exceeding 30 pounds in weight (except by written approval of the association), indoor cats, fish and other animals commonly kept as house pets may be kept in the unit provided that any such pet must be kept on a leash at all times while present in the common elements and must be attended by its owner. **At no such time, shall a pet be outside the unit while not in the presence of a responsible adult.** Further, and in accordance with Rule #8, no ropes or leashes shall be left attached, tied, or anchored to a unit or porch. Any waste created by any such pet shall be removed from the common elements and disposed of by the unit owner.

14. Flower/Vegetable Gardens.

Unit owners may establish and maintain a flower/vegetable garden, measuring no greater than 4' x 8' to the rear of the unit. The exact location of said garden is subject to the written approval of the Association, which shall not be unreasonably withheld.

15. Signs.

Signs of any kind are not permitted in any common area, including the front lawn of any unit. A "For Sale" sign may be placed in the front window of a unit as long as that sign is no larger than 12' X 18" in size.

16. Sale of Personal Property.

Displays of personal property for sale, including so called "Tag or Estate Sales" is not permitted within the Harvest Valley community.

17. Propane Tanks.

HVC owners are free to contract with any supplier for propane delivery. However, because each supplier provides their own storage tanks (or owners may decide to purchase their own tanks), the following conditions must be met:

1. The capacity of the tank must be 120 gallons and be vertical, not horizontal, in design.
2. Tank must be white and in good condition.
3. Tank must be located where the existing tank is located.

18. Decorations.

HVC owners may display decorations in the front beds only and must comply with the Decorations Rule revised March 30, 2009. See attached document.

DECORATIONS RULE – REVISED MARCH 30, 2009

Pursuant to the Bylaws, Section 3, Powers and Duties, the Board is responsible to adopt Rules and Regulations governing the operation and use of the common areas. The Board has approved the following decoration rules as submitted by the Decoration Committee.

A message from the Committee: Property values and respect for one's neighbors is the dominant philosophy underlying these rules and regulations. Many of us have moved here from homes where, obviously, there were no restrictions on how one cared for or decorated their yard. The committee understands that for some, this is a difficult transition. But this is a condominium, we live in very close proximity to one another and the land around our units belongs to all of us. How it looks and how it is maintained is a community decision, not an individual one. It is the very purpose of the Board of Trustees and, through them, the management company, to see that this is accomplished to the benefit of all. The following rules allow decorations only in the front garden and they restrict the absolute number of items to three. While this may seem very limiting, unit owners should keep in mind that many condominiums like ours allow no unit owner preferences in the common areas at all. And please remember that anything that you put outside of your unit is seen more by your neighbor than yourself.

Enforcement: No rules are effective without proper enforcement. Enforcement of the rules will be achieved with a three strike policy. The property manager will first notify a unit owner by telephone if decorations do not comply with the rules. If the owner chooses not to comply with the rules, a second request of compliance will be made in writing and if necessary a third request will be made in writing imposing a fine of \$25 per day for each day the violation exists.

The following guidelines pertain to the front porches and front gardens only. No decorations are allowed in the side beds, rear beds, or the beds common or between two units:

Plants – Two (2) potted plants will be allowed on the front steps, two (2) potted plants may be placed at the head of the driveway, and three (3) potted hanging plants may be hung from the porch, or from a shepherd's hook in the front garden. A total of six (6) pots no larger than 15" will be allowed.

Flags – Limited to one (1) large American Flag and one (1) small Seasonal/Welcome flag. The only apparatus that can be attached to a unit is a flag pole (refer to Rule #8) to display the United States flag. Seasonal or decorative flags can only be displayed in the front garden.

Landscape Lights – No more than six (6) small white or blue lights on the garden side of the front walk only.

Garden Edging – If used, must be plain, rectangular grey brick style.

Front Gardens Decorations – A limit of three (3) garden decorations are allowed from the following list – maintained bird bath, bird feeder, bird house, 12" gazing ball w/ stand, 15" natural stone, 24" natural statue/ metal sculpture, 6' shepherd's hook, potted plant as part of limit of 6.

Seasonal Decorations – Shall be limited to three (3) items and contained within the front garden bed or on the front porch. Fall decorations can be displayed from September through November. Winter Holiday Decorations can be displayed from December through January. Blinking Lights, Inflatables, Icicle Lights/or other lights/decorations suspended from the roof line are not allowed.

Unit owners shall have full responsibility for any damage whatsoever to any of these items. The Board and Association are not responsible for any damage done by contractors hired by the Board. No decoration or ornament should interfere with lawn maintenance activities, the sprinkler system, or snow removal operations.