

CIMARRON CONDOMINIUMS

GENERAL RULES AND REGULATIONS

1. Condominium units shall only be used for lodging or residential purposes, with the exception of those condominium units specifically identified on the condominium plat as commercial use condominiums

2. No noxious or destructive activity shall be carried on nor shall any activity which is an annoyance or nuisance to other occupants be allowed

3. Owners and tenants are expected to ensure that units are maintained so that they are sanitary and safe.

4. No part of the common area or limited common area which includes decks, shall be used for storage

5. The management company retained by the Association shall be allowed access to all units for emergency maintenance purposes, and all owners shall leave a key to their unit with the manager for access in the event of a maintenance emergency

6. ALTERATIONS

- Under no circumstances shall a unit owner, his tenant or guest alter the exterior surface of the unit without the review and approval of the alteration by the Architectural Design Committee
- Interior alterations that impact bearing walls, electrical, plumbing or HVAC must have the prior approval of the Architectural Design Committee

7. PARKING

- Each unit is assigned a specific parking space and no other owner vehicle is to park in an assigned parking space
- Overflow parking shall be allowed in the open parking spaces. These spaces are intended to accommodate business traffic during the traditional work week, and no owner, guest or tenant shall occupy an open space with a second vehicle during the work day.
- Non-operative vehicles shall not be left in the parking lot
- Vehicle repair is not allowed in the parking lot
- Violation of these parking rules may result in the vehicle being towed at the vehicle owner's expense.

8. PETS

- TENANTS (RENTERS/LESSEES) SHALL NOT BE PERMITTED TO HAVE PETS AT ANY TIME.
- Pets must be under leash control at all times.
- Pets shall not be tethered outside at any time.
- Owners must clean up after their pets.

9. DECK USAGE

- Deck furnishings such as chairs, tables, flower boxes and decorative items are permitted on decks subject to such controls and limitations with respect to specific situations as the Board may from time to time determine as necessary or advisable to prevent unsightly or unsafe conditions
- Barbecues are allowed on decks
- Sports equipment (bicycles, skis, kayaks, etc) may not be stored on decks

10. NOISE

- Noise is to be limited in the common areas and decks from 11:00 PM to 7:00 AM.

11. Agents employed by unit owners, and all residents must comply with these rules and regulations.

12. The unit owner is responsible for the actions of his tenants and guests and for their compliance with these rules and regulations. Failure to comply with these rules and regulations shall result in an assessment for violations of \$50.00 per month plus damages.

These Rules and Regulations are prescribed and enforced by the authority outlined in Section ??? page ?? of the Supplemental Declaration of Covenants, Conditions and Restrictions Establishing a Condominium Plan for Cimarron Condominiums dated _____ 2000.