

March 7, 2006

The Rules and Regulations Revision Committee submits the following proposed revision to the Country Commons Condominium Owners Association Board of Directors for their consideration and approval.

In the section labeled 8. Unit Restrictions:

- (a) There shall be no obstruction of the Common Elements. Nothing shall be stored in the Common Areas without the Manager's prior consent.
- (b) Nothing shall be done or kept in any Unit or in Common Elements, which would increase the rate or insurance on the Common Areas without the Manager's prior consent. No unit owner shall permit any activity to be done or item to be kept in his unit or in the Common Elements which will result in cancellation of insurance on any unit or any part of the Common Elements, or which will be in violation of any law. Any hazardous materials such as tanks for barbecue grills, small amounts of solvents, paints or stains, for Owners personal use will be safely stored in appropriate containers in either the Owners Unit or their portion of the garage (Common Element).
- (c) No sign of any kind shall be displayed to public view on or from any unit or the common elements except for a sign when the unit is place for sale.
- (d) No animals, livestock or poultry shall be raised, bred or kept in any unit or in the Common Areas and facilities, except that cats and other household pets may be kept in Units, subject to rules and regulations adopted by the board of Directors, but no dogs shall be permitted.
- (e) No obnoxious or offensive activity shall be carried on in any Unit or in the common Elements, nor shall anything be done therein which may be or become an annoyance or nuisance to the other Owners.
- (f) Nothing shall be permanently altered, placed on, or removed from the Common Element without prior written approval from the Manager. This includes but is not limited to flowerbeds, deck improvements, awnings, picnic tables, etc.
- (g) No commercial activity shall take place on the property with the exception of a unit to be selected by the declarant, which may be used as a sales model or sales office.
- (h) No hazardous waste or explosive material will be allowed on the Project site.
- (i) No clotheslines shall be visible from other units and placement is subject to approval from the Board of Directors.
- (j) Campers or recreational vehicles and motorcycles must be stored within the units garage space, except as occasionally necessary for loading, unloading, or maintenance, limited to 24 hours. Said vehicle must be counted as the units third vehicle (see Rules and Regulations #14) and requires approval of the Board of Directors.
- (k) No snowmobiles, all-terrain vehicles (ATVs) or dirt bikes are to be operated, parked or stored within the project.
- (l) No boat or other trailers shall be permanently parked or stored on the project site.

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1. The grassy areas and walkways in front of the buildings and entranceways to the Units shall not be obstructed or used for any purpose other than ingress and egress.
2. No articles shall be hung or shaken from the doors or windows in a manner that would be offensive to other unit owners.
3. No equipment, supplies or personal articles belonging to any Unit Owner or any employee, agent, invitee, guest or licensee of any Unit Owner shall be allowed to stand in any of the Common Areas.
4. No Owner shall make or permit any noise that will disturb or annoy the occupants of any of the Units in the Project or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners.
5. Each Owner shall keep his 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.
6. Awnings will be permitted subject to the approval of a written request from the owner of the unit describing the proposed size, color, style and installation of said awning. Owner must agree that owner will be responsible not only to maintain the awning once it is installed but is also responsible for any extra maintenance or damages incurred due to said awnings installation and use.
7. All garbage and refuse from the Units shall be deposited with care in garbage containers intended for such purpose. Recycling is mandatory and is to be deposited only in the areas and proper times as designated by the schedule provided to each unit owner by the Service Provider or the Board of Directors.
8. No Owner shall send any employee of the property manager out of the Project on any private business of the Owner.
9. No bird or animal shall be kept or harbored in the Project unless the Board of Directors expressly permits the same in each instance in writing. In no event shall dogs be permitted. The Owner shall indemnify the COA and the Board of Directors and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Project.
10. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.
11. All electronic, electrical or mechanical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Owner alone shall be liable for any damage or injury caused by any electronic, electrical or mechanical equipment in such Unit.
12. The Board requests permission from unit owners to have access to their units in the event any utilities engineer or maintenance professional should need to enter the unit while the owner is unavailable to grant them access.

13. When Unit Owner is away please leave a key to your Unit with a trusted individual in case of an emergency where access is necessary such as to repair broken or frozen pipes, ectetera.
14. All units are permitted three (3) vehicles to be parked as follows:
 - One (1) vehicle in the garage
 - One (1) vehicle in front of the garage
 - One (1) vehicle in front of the unitAll vehicles are to be legally inspected and registered at all times. A camper, recreational vehicle (RV), or motorcycle are to be considered an additional vehicle, require inspection and registration, and is subject to approval of the Board of Directors.
15. Any damage to the Common Area or Limited Common Area caused by the moving or carrying of any article therein shall be paid by the Owner responsible for the presence of such article.
16. Water shall not be left running for any unreasonable or unnecessary length of time.
17. Unit Owners will properly and safely store any hazardous materials such as tanks for barbecue grills, small amounts of solvents, paints or stains, in appropriate containers in their garage or unit storage areas. At no time will owners store gasoline in containers in their garage or units.
18. The Owners shall not be allowed to put their names on any entry of the Project.
19. The Owners shall close all windows while their Units are unattended to avoid possible damage from storm, rain, freezing or other elements.
20. Window treatments must be installed by each Unit Owner on all windows of his Unit and must be maintained in such windows at all times.
21. Complaints regarding the management of the Units and grounds or regarding actions of other Owners shall be made in writing to the Board of Directors.
22. Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.
23. These Rules and Regulations may be added to or repealed at any time by the Board of Directors.
24. Due date for Association Fees is the First (1st) of each month. Late fees are assessed for any Owners whose fees are paid after the tenth (10th) of the month.