

PALISADES AT DURBIN TOWNHOME OWNERS ASSOCIATION

RULES AND REGULATIONS

The definitions contained in the Declaration of Covenants, Restrictions and Easements of Palisades at Durbin Townhome Owners Association, a Homeowners Association ("Declaration") are incorporated herein as part of these Rules and Regulations. All references to Owners in these rules shall also include residents.

1. The walkways, entrances, driveways, and patios shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and the other portions of Palisades at Durbin Townhome Owners Association.
2. The exterior of the Residence and all other areas appurtenant to a Residence shall not be painted, decorated, or modified by any Owner in any manner. Please refer to the Declarations or Architectural Guidelines document for all architectural rules. All modifications MUST be submitted by application and approved by the ARC Panel
3. No personal articles shall be allowed to stand on any portion of the Common Elements. No clothesline or other similar device shall be allowed on any portion of the Common Elements.
4. No Owner shall make or permit any noises that will disturb or annoy the occupants of any Residence or do or permit anything to be done which will interfere with the rights, comfort, or convenience of other Owners.
5. No Owner shall contribute to any feeding, intentional or otherwise, of any wildlife not limited to deer, bears, feral cats, raccoons, armadillos and migratory waterfowl is strictly prohibited.
 - a. Pet food shall not be put or stored outside for any time period other than the actual time the pet is eating.
 - b. Only electric, butane, or gas-fired grills with ceramic briquettes whose flame is turned on and off by a valve or switch may be used and these only in compliance with all applicable ordinances. Please clean after use and store in a sturdy shed, garage, or other secure location.
 - c. Removing outdoor bird feeders or hanging bird feeders at least 10 ft high and 4 ft from any trees or poles
 - d. All garbage and trash shall be kept in a wildlife resistant container or secured in a sturdy shed or garage, except for roadside trash pickup on the designated day.
6. Each Owner shall keep such Residence in a good state of preservation and cleanliness. Owners shall not sweep or throw or permit to be swept or thrown from the doors or windows thereof any dirt or substance.
7. Hurricane or other protective devices visible from outside a Residence shall be of a type approved by the ARC Panel, accordion, and roll-up style hurricane shutters, if approved, may not be left closed during hurricane season. Any such approved hurricane shutters may be installed or closed up to seventy-two (72) hours prior to the expected arrival of a hurricane and must be removed or opened within seventy-two hours after the end of a hurricane watch or warning or as the Board

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may determine.

8. Each Owner who plans to be absent from his Residence during the hurricane season must prepare his Residence prior to his departure by:
 - a. Removing all furniture, potted plants and other movable objects from his porch or patio, if any; and
 - b. Designating a responsible firm or individual satisfactory to the Association to care for his Residence should the Residence suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.
9. All garbage and refuse from the Residence shall be wrapped in tied plastic bags and shall be deposited with care in trash/recycle containers intended for such purpose. All trash/recycle containers must be stored in the garage at all times except when they must be put out at the curb for trash/recycle pickup as follows:
 - a. Trash/recycle containers shall not be put out until after 5pm the day before scheduled pick up.
 - b. Trash/recycle containers shall be returned to the garage prior to daylight the day after pick up.
10. Water closets and other water apparatus in the Residence or upon the Common Elements shall not be used for any other purpose other than those for which they were constructed. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Owner responsible for the same.
11. No Owner shall request or cause any employee or agent of the Association to do any private business of the Owner, except as shall have been approved in writing by the Association.
12. Fishing at any ponds is strictly prohibited.
13. The agents and employees of the Association and any contractor or workman authorized by the Association may require entry to the Residence at any reasonable hour of the day for the purpose permitted under the terms of the Association Documents (i.e., termite inspections, repairs for which the Association is responsible, etc.). Entry will be made by prearrangement with the Owner, with the Owner or representative of the Owner present.
14. No vehicle or other possessions belonging to an Owner or to a member of the family or guest, invitee or lessee of an Owner shall be positioned in such manner as to impede or prevent ready access to another Owner's parking space.
15. Owners, their family members, guests, invitees, and lessees will obey the parking regulations and any other traffic regulations promulgated in the future, for the safety, comfort, and convenience of the Owners.
 - a. Vehicles parking within the Palisades at Durbin Townhome Owners Association Community are regulated as follows:
 - i. Unit owners/residents should park their allowed vehicles within the garage attached to their unit and in the driveway in front of their unit's garage.

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- ii. Visitors must park their vehicles in the parking spaces marked by painted stripes along the common roads and parking spaces unless they receive the express permission to park in a unit driveway by that unit's owner/resident.
- iii. Vehicles may not be parked in any unit driveway without the express permission of that unit's owner/resident. Unit owner/residents may have violators towed at the vehicle owner's expense by contacting a towing company.
- iv. Vehicles with significant body or mechanical damage, inoperable vehicles, and vehicles with expired or missing license tags may not be parked anywhere on the association property.
 - i. Vehicles may not be parked in any of the parking spaces marked with painted stripes or in designated areas for any extended period of seventy-two (72) hours without movement.
 - ii. Parking of vehicles is not allowed anywhere else on the association common element property, including but not limited to:
 - a) Sidewalks
 - b) Lawn areas
 - c) Landscaped areas
 - d) Areas with posted NO PARKING signs
 - e) Anywhere else on the community streets
- b. Vehicles parked on the association property must meet the following requirements:
 - i. Vehicles are in good condition and may be subject to inspection before approval is granted.
 - ii. No commercial vehicles are allowed in the community.
- c. Parking exceptions are allowed for clearly marked commercial vehicles of all types when they are actively being used by vendors and/or contractors in performing maintenance or other contracted services in the immediate vicinity of the job location or unit. When possible, the Unit Owner should instruct the contractor/vendor to park in his/her driveway or a nearby marked parking space. When neither is possible, it is acceptable to park in an available cul-de-sac or in the street so as not to block any other Unit's access to/from its garage. In the event that a Unit's access is blocked, the contractor/vendor must immediately move his vehicle when requested by the Unit Owner.
- d. Parking of standard, local, police squad cars on the association property by Unit Owners who are themselves police officers is allowed during their off- hours.
- e. Homeowners are permitted to park their motorcycle on the unit driveway.
- f. Only operational vehicles may be parked on association property in accordance with all applicable rules and regulations.
- g. Vehicles tarps or covers are not permitted in driveways or common areas.
- h. No maintenance or repair work is to be done on vehicles in driveways or common areas.
- i. Garage doors must be kept closed when not in use.
- j. Garage screens of any type or color are not permitted in the community.

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16. Except in an emergency, an Owner shall not cause or permit the blowing of any horn from any vehicle of which Owner or Owner's family members, guest, invitees, or lessees shall be occupants.
17. No Owner shall be allowed to put a mail receptacle, name or street address on any portion of his Residence, except in such place and in the manner approved by the Association for such purpose, which approval shall be based on aesthetic grounds within the sole discretion of the board.
18. Any damage to the Association Property or equipment of the Association caused by an Owner, family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.
19. Each Owner shall be held responsible for the actions of his family members, guests, invitees, and lessees.
20. Complaints regarding the management of the Association Property or regarding actions of other Owners shall be made in writing to the Association.
21. An Owner shall show no sign, advertisement or notice of any type on the Common Elements or in or upon his Residence so as to be visible from the Common Elements, or any public way, unless it is an approved size for the purposes of selling or renting the Residence.
22. Any pet must be carried or kept on a leash when outside of a Residence. No pet shall be kept off leash when outside of a Residence or on any patio unless someone is present in the Residence. An Owner shall immediately pick up and remove any solid waste deposited by his or her pet. The Owner shall indemnify the Association 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 Palisades at Durbin Townhome Owners Association. If a dog or any 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 remove the animal from the Association Property.
23. No livestock or poultry of any kind shall be kept on any lot except for dogs, cats, and other small household pets.
24. No in-ground or above ground pools are permitted.
25. No boats, boat trailers, recreation vehicles, house trailers, motor homes, shall be placed, parked, or stored within Palisades at Durbin Townhome Owners Association, unless loading or unloading at which time vehicles must be removed within 48 hours per state law. Parking allowed in designated parking spaces only. No mechanical maintenance or repair shall be done upon or to any such vehicles.
26. No solicitation for any purpose shall be allowed without the prior written consent of the Board, which consent may be withheld at the Board's sole discretion; provided, however, the Board shall not unreasonably restrict any owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in the Common Elements.
27. Any consent or approval given under these Rules and Regulations by the Association shall be

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revocable at any time by the Board.

28. The Owner should refer to the Occupancy and Use Restrictions contained in the Association documents, which are binding upon all Owners. Rentals must be disclosed to the Board/Management company, along with a copy of the lease/rental agreement to be provided to the Management company prior to the tenants move-in date. Rental applications of less than 6 months are not permitted. Any lease or rental renewing the rental term must still provide a copy of the updated lease/rental agreement with the stated renewal dates.

29. These Rules and Regulations may be modified, added to or repealed at any time by the Board.

30. With regard to meetings of the Board of Directors of the Association and meetings of the Members of the Association (collectively referred to herein as "Meetings"), the following rules shall apply:

a. The Right of Owners to Speak at Meetings

- i. An Owner shall have the right to speak at a Meeting provided the Association has received a request prior to the scheduled Meeting.
- ii. The Owner may speak on agenda topics only. The vote of the Board or the Members, as applicable, will not be taken until the Owner has spoken.
- iii. An Owner will be limited to 3 minutes to speak on any given agenda item.
- iv. The audio a/or video equipment and devices must not produce distracting sound or light emissions, nor may such equipment and devices require the use of electrical outlets.
- v. The Owner videotaping or recording the Meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

Enforcement of Rules and Regulations: The Association shall have the right to enforce all restrictions, conditions, Covenants, liens, foreclosures, charges, now or hereafter imposed by provision of the Covenants and Rules and Regulations. Failure by the Association to enforce any Covenant or restriction shall in no way be deemed the waiver of the right to do so thereafter.

By Resolution of the Board of Directors,
Palisades at Durbin Townhome Owners
Association.

