

Following are relevant excerpts from the Documents combined with Rules and Regulations adopted July 2003 by the Board of Directors.

### **POOL FACILITY USAGE**

the following rules have been adopted by the Board of Directors regarding PRIVATE POOL PARTIES:

In addition to the rules posted at the pool there is a specific procedure that must be observed by any resident desiring to host a private pool party.

1. The pool party may be approved for owner/residents only (hereinafter called "the host").
2. The host must request permission IN WRITING which must be obtained from the management company (also IN WRITING) at least two weeks in advance.
3. A \$50 fee must be deposited with the management company at the time of the request. \$25 will be returned when it is determined that proper cleanup etc. of the pool area has been completed immediately following the party. (Allow time for verification and mailing of check by management company) If a cleaning service must be utilized because of improper cleanup, the cost will be deducted from the \$25 due to be returned.
4. The host must post a notice on the pool bulletin board at least three (3) days in advance stating the date and time of the party. This will avoid inconveniences to other pool users. Please, remember, however, that the pool is open to all residents at all times even though a private party is in progress.
5. Responsibility for all guests is that of the party host. The Association and Board of Directors bear no liability.
6. No pets allowed at any time in pool area.
7. The host must be present at all times during the course of the party. If children are involved, all rules and regulations applying to the use of the pool by children are still in effect. Bicycle riding and skating is prohibited at poolside.
8. No glass containers or breakable items of any type are permitted in pool area. No toys, flotation devices (except for children's personal safety devices) are allowed.

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9. Use of the pool by infants needing diapers should be closely monitored by a responsible adult for the purpose of safety and sanitation. All infants needing diapers should be dressed with tight-fitting waterproof pants that will retain body waste in the diapers. Upon evidence of a contaminated diaper, the infant must be removed from the pool immediately, cleaned and changed prior to reentering the pool.
10. These rules apply to private parties and not to SAC or Association functions.

## **UNIT OWNERSHIP AND RENTALS**

1. No unit shall be used for any purpose than as and for a single-family residence or dwelling.
2. No unit owner shall cause any signs of any nature whatsoever to be posted or affixed to any of the common elements, limited common elements, or in his respective unit if such sign may be seen from any portion of the common elements except for address plates which shall be uniform in size and design and approved by the Board of Directors.
3. No occupants shall play upon, or suffer to be played upon, any musical instrument, or permit to be operated a phonograph or radio loudspeaker in such occupant's unit between the hours of 11:00 O'clock p.m. and the following 9:00 o'clock a.m., if the same disturb or annoy other occupants of the building, and in no event shall either vocal or instrumental music be practiced for more than two hours in any day, or between the hours of 6:00 o'clock p.m. and the following 9:00 o'clock a.m., nor shall an occupant commit or permit any nuisance or immoral or illegal act in his unit or in the common elements.
4. No one-bedroom unit in the Condominiums shall be permanently occupied by more than two individuals and no two-bedroom unit shall be permanently occupied at any time by more than four individuals, except as otherwise provided herein.
5. Unit owners, or unit owners' approved lessees, shall be permitted to have visitor occupants of any age for up to three weeks during any six-month period, or a maximum of six weeks in any twelve-month period; provided that at no time shall any one-bedroom unit be occupied by more than four individuals, nor any two- bedroom unit by more than six individuals.
6. For security purposes, a unit owner must register with the Association or its agent the name(s) of any guest(s) who will be occupying the unit while the owner(s) is absent from the premises, along with the dates of occupancy. If the guest(s) are not registered,

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they will be considered unauthorized occupant(s) subject to all the rules and regulations of tenancy.

7. Due to the residential nature of the Community, and the problems of rule enforcement associated with rentals, the harmony of living and the ability of owners to obtain mortgages on their units, there shall be a limitation on leasing as follows: Not more than ten percent (10%) of the units shall be rented or leased at any one time. The Association shall have the authority to promulgate rules regarding implementation of this restriction including, waiting lists, registration procedures, determination of rental or lease renewals or other matters to fairly distribute rentals after the effective date of this provision.

All unit owners exercising their rights of leasing their property subject to this Declaration and the Condominium Act must submit proposed leases to the Board of Directors for their written approval before the prospective tenant takes occupancy. A clause of the lease must stipulate that the lessor has acquainted the lessee with:

ARTICLE XV - Common Elements

ARTICLE XVI - Limited Common Elements

ARTICLE XVII - Restrictions

AND THE RULES GOVERNING THE USE OF THE SWIMMING  
POOL.

8. No lease or rental of a unit shall be permitted until the record title holder has owned the unit for a period of twelve (12) months, unless the title was transferred by way of inheritance.

9. In the event that owner(s) of a unit are not present for three or more days and the unit is occupied by one or more people during that time, these rules apply:

A. IF THE TEMPORARY OCCUPANT(S) ARE FRIENDS OR  
RELATIVES BUT NON-RENTERS:

1. The unit owner MUST call the management company to register the guests, giving the name(s), approximate ages and length of stay.
2. All Laurelwood rules and regulations etc. apply to these guests.
3. Failure to comply will result in a \$50.00 fine/day.

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**B. IF THE UNIT IS TO BE USED AS A RENTAL UNIT:**

1. The unit owner must call the management company to ascertain if the 10% rental quota has been reached. If it has been reached and the owner wishes to go on a waiting list, the owner should so notify management and the Laurelwood Board Secretary. The owner currently first on the waiting list will have 30 days to rent the unit. After that period, the owner is placed last on the list.

2. If the 10% quota has not been reached, the owner must ask management to arrange an appointment for the renter interview on a face-to-face basis.

3. If renter is approved by management, all documents, rules and regulations pertaining to all aspects (pool, pets etc.) are in force.

4. When the lease expires and if the renter does not renew or leaves early, the owner must notify management within 72 hours. If the renter leaves early, the owner has 30 days to re-rent, and if left unrented, the unit is placed last on the waiting list. If a lease is broken a second time at the same unit, the unit owner is placed last on the list and doesn't have 30 days to re-rent.

10. Because it is the desire of the unit owners of Laurelwood Condominium I that this be a condominium of resident unit owners, ownership in Laurelwood Condominium I is hereby restricted to one condominium per unit owner in Laurelwood Condominium I.

11. Any occupancy of a unit in the absence of the unit owner in excess of seven consecutive days shall be deemed a lease and shall require compliance with this section regardless of whether any compensation is paid to the unit owner. Approval shall be in recordable form, signed by an officer of the Association and shall be delivered to the purchaser or lessee and made a part of the documents of conveyance. No lease shall be approved or permitted for a term of less than twelve (12) months. Only one lease shall be approved per unit for any 12-month period. No corporate lessees shall be approved.

12. The lessor or seller shall provide a copy of the Declaration of Condominium and Rules and Regulations to the lessee or buyer who shall acknowledge receipt of same in writing prior to consideration of any application for sale or lease approval.

## **DOGS**

Residents who are handicapped (sight etc.) are entitled to have a specially trained dog to aid them in their daily living. Only those dogs who have attended accredited training schools and taught to aid the handicapped are acceptable. The handicapped owner of the dog must present to the management company proof that the dog has attended such school.

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Letters from medical doctors, veterinarians etc. stating owner needs are unacceptable unless the dog has attended the training school as outlined above.

## **PARKING**

### **LIMITED COMMON ELEMENTS**

Limited Common Elements mean and include those common elements which are reserved for the use of a certain unit or units to the exclusion of other units.

The numbered and lettered enclosed parking spaces are declared to be Limited Common Elements and are for the sole and exclusive use of the unit owners of the correspondingly numbered and lettered units.

Guest parking in an owner's carport is also prohibited unless the owner is at home or the guest has written permission from the carport owner.

Unnumbered parking spaces shall be for guest and other parking and subject to such rules and regulations as the Directors may from time to time impose. Trucks, motor homes, mobile homes, campers, travel trailers, land cruisers, boats, boat trailers of any type or any motor vehicle not designed for the sole purpose (no sleeping or living accommodations) as a passenger vehicle are not allowed to park overnight in Laurelwood, in carports, visitors parking areas or streets and roadways within the peripheral boundaries of Laurelwood. Commercial vehicles of any type, all trucks in excess of 3/4 ton and "dualie" type pick-up trucks are prohibited from parking in Laurelwood except for such vehicles which are on site during the performance of commercial services within Laurelwood.

Motorcycles cannot be ridden, run or operated within the peripheral boundaries of Laurelwood.

A maximum of two (2) vehicles per condominium unit shall be allowed. Residents are to first utilize the assigned space for parking and park a second vehicle in a guest space.

Guest parking areas are provided and identified; parking of guest vehicles in any other areas cannot be allowed. See the map provided which indicates the parking areas.

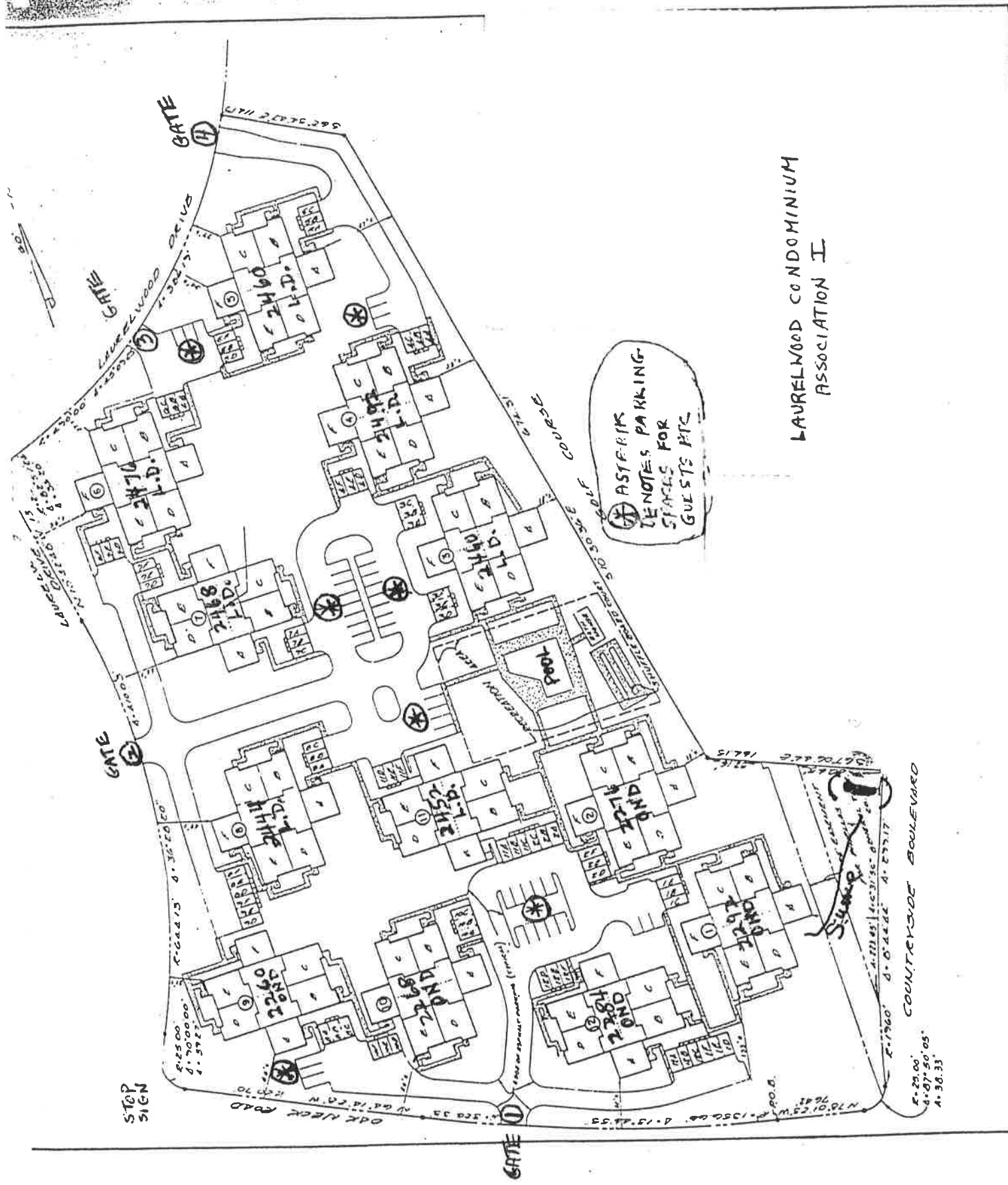
All parking in driveways is prohibited except for emergency vehicles and vendors. The vendors are allowed as they may require electricity, water etc. and have heavy equipment which is cumbersome to carry a distance.

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The Board is placing red tags on illegally parked vehicles and noting the dates of infractions along with the license tag numbers. If warnings are ignored, the offending vehicles will be towed at the owner's expense!

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LAURELWOOD CONDOMINIUM  
ASSOCIATION I

COUNTRYSIDE BOULEVARD

R. 25.00' 0.7000.00' 1.592'  
A. 07° 50' 05"  
A. 30.33'