

OUAIL HOLLOW CONDOMINIUMS
RULES & REGULATIONS

On December 13th, 1994 a motion was made by the Board of Directors to accept the following Rule & Regulation in conjunction with ARTICLE XII, Section 1., of the By-laws.

- 1(a) Use. No residential unit owner shall occupy or use his unit or the limited common areas appurtenant thereto, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owner, the owner's family, or the owner's lessees or guests. The use and occupancy of a unit is subject to the following additional restrictions and requirements:
- (i) In order to preserve the high standards of maintenance and care and the other benefits arising from owner occupancy of units, including low turnover of occupants, no unit may be occupied by solely non-owner occupants during the one year period immediately following a transfer of ownership of said unit. The Board of Directors shall upon receipt of a written request waive the foregoing prohibition if the Board of directors determines that the non-owner occupancy is being sought by reason of a sufficiently significant unforeseeable event which occurred within twelve month period, such as the death of an owner of the unit. Any written request for a waiver shall be deemed denied if not granted in writing within thirty days after its receipt by the Board of Directors.
 - (ii) With respect to any new occupancy of a unit by solely non-owner occupants, the unit owner completely relinquishes to the new occupants for the period of their occupancy the privileges which the unit owner would otherwise have a right to exercise with respect to all common areas and limited common areas, including garage and parking areas. With respect to any such new occupancy of a unit by solely non-owner occupants, the conduct of non-owner occupants and their guests in accordance with the Declaration and By-Laws shall be the responsibility of the unit owner; furthermore, the unit owner shall be financially responsible for the payment of any costs and attorney fees incurred by the Association in enforcing the provisions of the Declaration and By-Laws against any non-owner occupants and their guests.
 - (iii) With respect to any new occupancy of a unit by solely non-owner occupants, the unit owner must provide the Association with the following information as it exists at all times during the occupancy:

The names of all persons having a right to occupy the unit.
The license number of all motor vehicles used by the occupants.

The occupant's phone number, if available.
The unit owner's address and phone number.
subparagraph (iv) immediately below.

- (iv) With respect to any new occupancy of a unit by solely non-owner occupants, the unit owner must pay to and maintain with the Association a rental deposit account in an amount equal to four times the monthly assessment for common charges for said unit as established from time to time by the Board of Directors. Said rental deposit account may be used by the Association to pay the following:

The cost to the Association, including reasonable attorney fees, to enforce the provision of Article VIII Section 5.(a-g) of the Declaration against the non-owner occupants and their guests.

The cost of repair of any damages for which the unit owner is responsible under Subsection (ii) above.

Any delinquent charges for annual and special assessments, late fees, and/or costs of collection of same imposed pursuant to the Declaration and By-Laws with respect to such unit.

In the event the rental deposit account, or any portion thereof, is used to pay any of the foregoing, the unit owner shall reimburse to the Association the amount so paid; said reimbursement shall be made within ten calendar days following the Association's mailing to the unit owner a notice of the amount to be reimbursed. In the event any solely non-owner occupancy of a unit terminates, the rental deposit account balance with respect to said unit shall be refunded to the unit owner within twenty-one calendar days following the Association's receipt of written notification of such termination.

QUAIL HOLLOW

RULES & REGULATIONS

1. Garbage pick-up occurs around noon on Tuesday. Please do not place any trash out the night before do to possible animal problems.
2. Garage doors should remain closed at all times, unless you are inside them or the immediate vicinity but not unattended for a period longer than fifteen (15) minutes.
3. No bird feeders are allowed on second floor porches. Pets shall not be allowed to excrete waste on second floor porches.
4. Dogs shall be leashed at all times while on common areas and at no time be shall be staked out on or attached to any object in the common area. All waste from a homeowner or visitor pet shall be picked up from the common area immediately.
5. No vehicles shall be left in parking spaces for longer than a 24 hour period.

QUAIL HOLLOW
PARKING - GARAGES
Rules and Regulations

Any vehicle parked in any parking spot must have a valid license plate and be operable and movable under its own power with all tires in good working condition. Liquidated damages for breach of this rule is \$25 plus the cost of towing away the violating vehicle.

From November 15 to March 31, inclusive, only cars, vans, or small non-commercial trucks in good working order and movable under their own power shall be allowed in the parking area over night. All other parking lot items (including, but not limited to, trailers, boats, mobile homes, go-carts, motorcycles, mini-bikes, or non-operative vehicle) must be removed from the parking lot so as not to hinder snow removal efforts. The liquidated damages for breach of this rule shall be \$25 plus the cost of towing away the violator.

Snow removal operations. Each unit owner is responsible for completely vacating the parking area by 9:00 a.m. for any daylight snow removal operation. During such snow removal operation a vehicle parked on Association common area may be ticketed and/or towed away at owner expense. Liquidated damages for breach of this rule shall be \$25 per occurrence plus the cost of towing away the violating vehicle.

Announced maintenance activities. Each unit owner is responsible for completely vacating the parking area during any announced maintenance activity. Any vehicle left in the Association parking area during such maintenance activity may be ticketed and/or towed away at owner expense. Liquidated damages for breach of this rule shall be \$25 per occurrence plus the cost of towing away the violating vehicle.

QUAIL HOLLOW
PARKING - GARAGES
Rules and Regulations

(1) No unauthorized vehicle shall be parked in any parking space or garage nor shall any vehicle be parked in any space so as to obstruct or infringe upon any other space, the driveway, or to hang over any sidewalk more than (2) two feet. The liquidated damages for breach of this rule shall be \$25.00 plus the cost of towing away the violating vehicle.

(2) No trailer, mobile home, boat, motorcycle, mini-bike, go-cart, or any other type of motorized vehicle shall be parked on or driven across grass or concrete surfaces in common areas without prior written consent of the Association. The liquidated damages for breach of this rule shall be \$25 plus the cost of returning common property to its original condition prior to the violation.

(3) No major repair of any vehicle shall be accomplished outside of a garage. The liquidated damages for breach of this rule shall be \$25 plus the cost of towing away the violating vehicle.

(4) Because of the serious danger to people and property no vehicle shall be left unattended while on jacks or stands. The liquidated damages for breach of this rule shall be \$50 plus the cost of towing away the violating vehicle.

(5) Unless previously authorized in writing by the Board of Directors, no construction or farm vehicle shall be parked overnight on Association property. The liquidated damages for breach of this rule shall be \$50 plus the cost of towing away the violating vehicle.

(6) Any vehicle parked in any parking spot must have a valid license plate and be operable and movable under its own power with all tires in good working condition. Liquidated damages for breach of this rule is \$25 plus the cost of towing away the violating vehicle.

(7) From November 15 to March 31, inclusive, only cars, vans, or small non-commercial trucks in good working order and movable under their own power shall be allowed in the parking area over night. All other parking lot items (including, but not limited to, trailers, boats, mobile homes, go-carts, motorcycles, mini-bikes, or non-operative vehicle) must be removed from the parking lot so as not to hinder snow removal efforts. The liquidated damages for breach of this rule shall be \$25 plus the cost of towing away the violator.

(8) Snow removal operations. Each unit owner is responsible for completely vacating the parking area by 9:00 a.m. for any daylight snow removal operation. During such snow removal operation a vehicle parked on Association common area may be ticketed and/or towed away at owner expense. Liquidated damages for breach of this rule shall be \$25 per occurrence plus the cost of towing away the violating vehicle.

(9) Announced maintenance activities. Each unit owner is responsible for completely vacating the parking area during any announced maintenance activity. Any vehicle left in the Association parking area during such maintenance activity may be ticketed and/or towed away at owner expense. Liquidated damages for breach of this rule shall be \$25 per occurrence plus the cost of towing away the violating vehicle.

m. Garages

(1) Any garage owner who installs and has engaged an electric garage door opener shall install a lockable manual release to allow opening of the garage door in the event of power failure or other emergency. The liquidated damages for breach of this rule shall be \$50 plus the cost to repair damage resulting from forced emergency entry.

(2) To protect the safety of children who might play in an unattended garage and to protect all vehicles and belongings stored in garages, any garage that shall be unattended by its owner for more than fifteen (15) minutes shall be closed by the owner; and the garage door shall be secured in the fully closed position by means of a lock or an engaged garage door opener. The liquidated damages for breach of this rule shall be \$50.

INVESTMENT REAL ESTATE
● MANAGEMENT ●
CONDOMINIUM AND APARTMENT MANAGEMENT COMPANY

June 11, 1998

Re: Parking Rules

Dear Quail Hollow Homeowners:

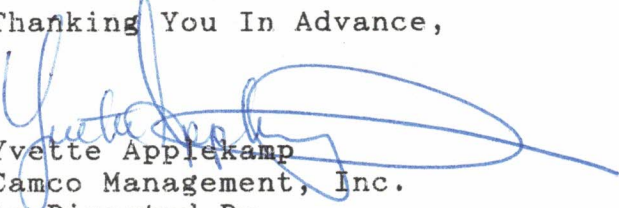
As per the Annual Meeting held on June 8, 1998, the parking rules are as follows:

Any homeowner having visitors that are using any additional parking and are there for over 1 month will be charged \$10.00 per week payable to Quail Hollow Condominium Association.

Camco is requesting that if you have a visitor staying with you please contact Camco Management.

If you have any further questions please call 414-796-2140.

Thanking You In Advance,


Yvette Applekamp
Camco Management, Inc.
As Directed By
Quail Hollow Condominiums

Board of Directors

