



SELECTED RULES AND REGULATIONS

The following is only a short summary of some of the restrictions and duties in the Association's Declaration, Bylaws together with additional Rules and Regulations. Owners, residents and guests should become familiar with and understand all of the Association's restrictions and duties contain within its disclosure materials that discuss each topic in detail.

1. Dogs and other pets must be attended and on a leash (or in a cage) at all times when in the common areas. Only one (1) pet is allowed per unit. Individuals attending a pet must immediately and properly dispose of any and all of the pet's solid waste. Failure to abide by any of these requirements may result in the permanent removal of the pet or subjects the owner to a **\$500 per month fine**.
2. No alteration is allowed on building exteriors. This includes no holes in common areas for wiring **satellite dishes**. You must obtain the prior written consent of the Board of Directors before you install a satellite dish, or make any other addition, improvement or change to the common area. If you made an alteration, such as installing a satellite dish incorrectly, you may be asked to remove it and pay for any necessary repairs if applicable.
3. With the possible exception of a hardship, **leasing of a unit is not permitted**. If you wish to rent out your unit, you must get the prior written consent of the Board of Directors.
4. There shall be no obstruction of common areas, nor storage of any items on the common areas. This includes vehicles, boats, trailers, RV's, and other similar items as outlined in our Declaration.
5. You must get the prior written consent of the Board of Directors to place a **"For Sale" sign** anywhere at Beechnut Woods. Currently, by Board rule, no more than three (3) "For Sale" signs will be granted permission at any given time (two along Cheyenne and one along County Road V) for ninety (90) day periods. You must obtain permission by calling the designated Board member. **Violators will be fined \$15 per day** (which must be paid when billed by the Association to prevent further collect actions and fines).
6. No other signs, posters or displays are permitted in windows and nothing can be hung on the outside of windows, walls, siding, trim, soffits, fascia or roofs, such as signs, awnings, canopies, and shutters without the prior written consent of the Board of Directors.
7. According to Village code, no grill of any kind may be used on upper balconies or inside garages. Grilling is only allowed outside while on non-combustible material. Your grill must also be at least 5 feet away from any door or window.
8. All owners and residents must permit the Association to enter their unit at a mutually convenient, pre-arranged time for required services such as fire alarm testing and dryer-vent cleaning. Failure to do so will result in a **\$15 fine for each month** or part thereof that such services cannot be rendered.
9. Monthly Association assessments (dues) are due no later than the 10th of each month. A **\$15 late charge** is added each month or part thereof if payment is not made by the 10th. If an owner is three (3) months delinquent or more, the late charge is increased to **\$30 per month**. A lien will be placed on the unit if the delinquency reaches six (6) months, and the owner is liable for the cost of the lien.

ANY OWNER THAT FAILS TO COMPLY WITH THE DECLARATION, BYLAWS, RULES AND REGULATIONS OF BEECHNUT WOODS HOMEOWNERS ASSOCIATION, AND HAS FAILED TO TIMELY CORRECT SUCH VIOLATION, WILL BE SUBJECT TO FINES AND ADDITIONAL ASSESSMENTS ISSUED BY THE ASSOCIATION. NON-PAYMENT OF ANY FINE OR ASSESSMENT WILL RESULT IN A LIEN PLACED ON THE PROPERTY AND WILL BE SUBJECT TO LATE FEES, LEGAL FEES, AND COURT COSTS INCURRED AS A RESULT OF SUCH VIOLATION AND NON-PAYMENT.