

**PLEASE KEEP THIS DOCUMENT WITH YOUR CONDO DOCUMENTS AS HIGH PRIORITY RULES & REGULATIONS
FOR YOU AND FOR ANY POTENTIAL BUYERS OR LEASEES**

HIGH PRIORITY RULES MANDATORY AT MISSION LAKES CONDOMINIUMS

1. Mandatory Rules regarding Unit Owner/Occupant ages (page 1 & 11, Declaration)
 - a. Board has authority to obtain age information for any Unit Owner
 - b. Unit owners who intend to sell must notify Real Estate Specialists prior to the listing
 - c. Board will notify the owner's Broker regarding Mission Lakes age requirements
 - d. Unit owners selling to a buyer under the age of 55 need advance Board Approval
2. Mandatory Rules for Accepting Tenants (page 11,12, Declaration)
 - a. Lease term must be 6 months, but not greater than 12 months (page 12 - Bylaws)
 - b. Lease must be reviewed & approved by the Board prior to occupancy (page 12)
 - c. Lease agreement is allowable only for tenants 55 years or older.
 - d. Tenants must obey all existing condo rules.
 - e. Tenants are prohibited from using amenities (boats, docks, and/or clubhouse)
3. Mandatory Rules for Late HOA fees
 - a. HOA fees are due on the 1st day of each month.
 - b. HOA fees NOT paid by the 10th will receive an RES notice with a \$25 late fee
 - c. HOA fees 60 days overdue receive late fees and an attorney-initiated, Property Lien; the attorney fees are the responsibility of the condo owner.
 - d. HOA fees 120 days overdue will begin the attorney-initiated Foreclosure process; the attorney fees are the responsibility of the condo owner.
 - e. Any owner who does NOT have a \$0 (zero) HOA balance cannot use the Mission Lakes amenities: (boats, docks, paddlewheel, or clubhouse) until such time that their balance is zero.
4. Mandatory Rules for Dogs at Mission Lakes
 - a. All dogs must be registered with RES with maximum height of 26" and maximum weight of 30 lbs. prior to registration being approved.
 - b. An unregistered dog will result in RES notice giving (7) days to avoid a \$25 penalty.
 - c. All dogs must remain on-leash inside buildings (and) outside on all Mission Lakes common grounds.
 - d. A resident's failure to leash inside or outside will result in an RES notice. All subsequent violations will result in a \$25 penalty.
 - e. All dog waste must be picked up 'immediately' on site and 'properly disposed of.' Failure to do so will result in an RES notice. All subsequent violations will result in a \$25 penalty.
5. State Fire Code Law for Grills on Mission Lakes Balconies
 - a. Electric grills are 'the' only grills allowed on our balconies.
 - b. Any gas or charcoal grill 'remaining on a balcony' will be assessed \$25.00/day after June 23rd with an immediate penalty if 'used after today, May 17, 2013'.