

RULES
AND
REGULATIONS

VILLAGE GREEN
CONDOMINIUM HOMES
ASSOCIATION

M E M O :

July, 1986

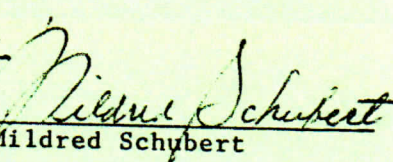
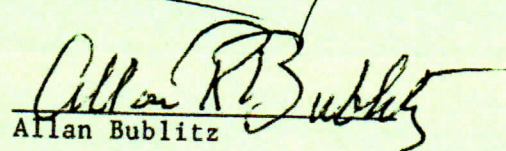
T O : MEMBERS

VILLAGE GREEN CONDOMINIUM HOME ASSOCIATION

Members have expressed their concerns about the need for rules and regulations to maintain the quality of the exterior appearance of Village Green.

In response, your Board of Directors in accordance with the powers granted it in the By-Laws, Article 6, Paragraph 2 has adopted the attached rules and regulations.

We will attempt to adopt as few regulations as possible while the Declarant retains control of the Association. This will permit you maximum freedom to choose the rules with which you want to live. We will continue to respond to the concerns you express for which we find general support among the members.

 Kenneth C. Kurtz	 Mildred Schybert
 Allan Bublitz	

RULES and REGULATIONS:

The Board of Directors, in accordance with the powers granted it in Article 6, Paragraph 6.2, of the Village Green Condominium Homes Association, adopted the following Rules 1 & 2 at its meeting of October 21, 1983. Rules 3, 4 & 5 were adopted by the Board of Directors November 25, 1985, in response to a consensus of members at the annual meeting of November 11, 1985.

1. Signs:

1.1 Members of their agents who are selling their unit may place one sign in front of the building in which their unit is located during hours the unit is held open for inspection. Signs shall conform with the following:

1.1a Sign shall not exceed 6 sq. ft. in area.

1.1b Sign may read "Open House", "Open For Inspection", or "For Sale".

1.1c Sign may be exhibited only during hours the unit is held open for inspection.

1.1d No other sign, flag, or attention attracting device shall be displayed to public view on or from any unit or the commons without the prior consent of the Association.

2. Balconies and Patios:

2.1 The following items are permitted on balconies and patios:

- patio furniture
- grills

- reasonable flowers in boxes or pots approved by the Association.

2.2 No laundry, dry cleaning, bedding, rugs, athletic equipment or storage of any items is permitted on balconies or patios.

3. First Motor Vehicle to be Kept in Garage:

3.1 Members who keep one or more motor vehicles on the Village Green site must keep one vehicle in a garage. The second vehicle may be parked in front of the member's garage door or in one of the off street parking areas.

4. Over-Night Parking:

4.1 From November 15th to March 15th, over-night parking of motor vehicles shall be limited to off-street parking areas around the site. No vehicles shall be parked over night on Green Ridge Circle during that period. This is to aid the snow plowing operation.

4.2 Removal of snow from cars left outside is the responsibility of the user or owner.

5. Limit of Two Motor Vehicles on Site:

5.1 Members may keep a maximum of 2 motor vehicles on the Village Green Site. If a member owns more than one Village Green Home, the maximum number of vehicles kept on the Village Green Site by the member and residents of the units owned shall not exceed 2 vehicles for each home owned.

- 5.2 Cars of over-night guests may be kept in addition to the members quota for a maximum of seven days unless prior written consent is obtained from the Association.

6. RESALE INFORMATION:

- 6.1 Make it a matter of record that the \$100.00 payment at closing toward the Association's working capital is required on resale purchases, as well as original purchases of units.

7. ASSOCIATION FEES:

- 7.1 We have established a late payment penalty as follows:
- 7.1a Fees are due the first of each month, and considered "late" if not paid by the tenth of that month.
- 7.1b Everyone is entitled to one late payment per year without penalty.
- 7.1c A fine of \$5.00 will be imposed for the second late payment, and \$10.00 for the third and any subsequent late payments.