

COPPERFIELD TERRACE HOMEOWNERS' ASSOCIATION, INC. RULES AND REGULATIONS

The following Rules and Regulations have been adopted by your Board of Directors as a guideline to enhance the enjoyment of living at Copperfield Terrace Condominiums for all owners, their families, and guests.

These Rules and Regulations are a supplement to others contained in the Master Deed and By-laws, Article V, Section 6, "Rules and Regulations," and will be reviewed periodically by your Board of Directors.

Failure to comply with these Rules and Regulations shall be considered sufficient cause for any action deemed necessary by the Board of Directors or the management company.

1. All dogs must always be kept on a leash when outside. Each owner or occupant keeping a pet shall be responsible for immediately removing any defecation of said animal from the common or limited common area. Pets should not be allowed to disturb or annoy other residents. Pets should not be left unattended in common area. Pets should not be left unattended on chain or in cage in common area.
2. All owners are responsible for the conduct of their tenants and guests. All tenants shall be subject to all provisions of the Covenants and Restrictions contained in the Master Deed, By-laws and all Rules and Regulations of the development. Any and all costs, including court costs, and attorney's fees incurred by the Association in seeking to abate any violation of the above shall be the responsibility of the unit owner in whose unit the violators live.
3. Any plans for improvements and/or changes to the exterior of the condominium units or the purchase or construction of out buildings must be submitted to the Board of Directors and approved before construction begins. Improvement/changes include, but are not limited to, the following elements: exterior paint, exterior siding, exterior lighting or external observation devices, satellite dishes, doors, storm doors, windows, columns, gutters, sky lights, chimneys, etc. Items that will not be permitted shall include, but not be limited to, basketball goals, or other play structures – especially those causing a safety issue and items that interfere with the right to quiet enjoyment of other owners.
4. The Chimneys are defined as limited common area and are therefore the responsibility of each individual owner. Chimneys that are not properly cleaned and maintained represent a fire hazard and therefore the Chimneys should be properly inspected and/or cleaned every three years or more frequently if necessary.
5. The storage of hazardous and flammable materials is prohibited.
6. Each owner shall provide the Association with emergency contact information. If owner leases unit, the emergency contact information for that resident/tenant shall also be provided to the Association.
7. "For Sale" and "For Rent" Regulations
 - a. Only "For Sale" and "For Rent" signs will be permitted.

- b. Total sign area (size) cannot be over 24"X24".
 - c. Signs must be placed in the window(s) or doors of the unit.
 - d. Signs must be professionally painted and lettered.
 - e. Streamers, flags, etc. may not be used at any time.
 - f. Open house signs may be installed the day of the open house only.
 - g. Directional signs, bandit signs, etc. will only be permitted on the day of the open house.
5. The occupancy of all condominiums is limited to no more than two persons to a bedroom.
 6. All radios, television sets, phonographs, etc. must be turned down to a level of sound that does not annoy or interfere with other residents. This includes music in automobiles that come onto the property.
 7. The Board acknowledges the rights of residents to entertain friends and to have parties and guests, but requires that order and tranquillity prevail. Residents, members of resident's family and guests shall at all times maintain order in the unit and at all places on the premises, and shall not make or permit any loud, improper or boisterous conduct or otherwise disturb the comfort or interrupt the sleep of other residents.
 8. The driveways and sidewalks shall not be obstructed or used for any purpose other than ingress and egress. Bicycles and such other vehicles shall not be brought onto the lawn, nor be allowed to obstruct the driveways, sidewalks, entry passages, stairs, or halls.
 9. Residents and guests will wear proper attire on lawns and in other public areas.
 10. Windows and doors shall not be obstructed or covered. Nothing shall be thrown out of windows or doors. Residents must exercise care and caution about leaving windows or doors open during inclement weather.
 11. Clothing, sheets, etc., shall not be hung from the windows, rails, porches, or balconies; or aired or dried in any yard space.
 12. All patios, porches, and balconies shall be kept neat and will not be used for storage of bicycles, automobile tires, etc. Only outdoor furniture and related patio items may be placed on the porches, patios and balconies.
 13. All trash and garbage will be placed in sanitary containers located on the property.
 14. Washing vehicles and boats and performing mechanical work thereon are strictly prohibited.
 15. Parking of the racecars, junk cars or storage of any vehicle that is not operable is prohibited. Parking of buses and tractor-trailer trucks is strictly prohibited. Parking of recreational vehicles such as boats, trailers, mobile homes, campers, etc. in the Copperfield Terrace parking lot is prohibited to persons becoming residents of Copperfield Terrace after June 23, 1986. The Board reserves the right to refuse parking of any vehicle, which may endanger life or property. The Board and its agent have the right to remove and store or have removed and stored any vehicle, at resident's expense, which violates these rules.

16. According to the Master Deed and By-laws, each condominium unit is allocated two parking spaces. These spaces shall be located directly in front of or in back of, as the case may be, the condominium. Residents should abide by this allocation.
17. Children are not permitted to play in parking lot.
18. Speed limits of the complex must be adhered to. No racing through complex on motorcycles or automobiles. The parking area is for the use into and out of the complex and shall not be used for a recreational area for motorcycles, etc.
19. Each Owner is responsible for maintaining and servicing the water meter serving their unit. Failure to keep the water meter in good working order may result in penalties and fines as authorized by the Board of Directors.
20. Pursuant to the authority vested in the Board of Directors by the By-laws of the Copperfield Terrace Homeowners' Association, Inc. the Board of Directors adopts the following as its rules and penalties for violations of the covenants by members of the association. (Adopted 10/15/02)
 1. Upon the determination that a violation of the covenants is ongoing or has been committed by a member on more than one occasion, the offending member shall be given written notice of the violation. The notice shall give the member ten days (10) to cure or cease any ongoing violation and notice of the imposition of a penalty should the member fail to cure or cease the violation. Where the violation is of the type that is not ongoing but committed on more than one occasion by the member, the member shall be advised of the violation and warned that any future violation of a similar type shall result in the immediate imposition of a penalty. The notice shall also include a schedule of penalties to be imposed by the Board in the event the violation is not cured or should the member commit a similar violation after this notice. Should the Owner have begun the process to cure the violation but the cure shall take longer than ten days (10), the Board of Directors, as governing body for the Association, shall have the sole authority to delay the imposition of the penalty. The below noted penalties for continued or repeat violations of a similar nature may have same initiated by the Association without further notice of said violation or penalties to the Owner.
 2. The following schedule of penalties is adopted by the Board of Directors:
 - a. \$100.00 penalty if the member has failed to cure or cease the violation ten (10) days after notice, or for a second violation after notice of a violation of a similar type has been furnished to the member.
 - b. \$150.00 penalty in addition to the foregoing penalty if the member has failed to cure or cease the violation twenty days (20) after notice, or for a third violation after notice of a violation of a similar type has been furnished to the member.
 - c. \$200.00 penalty in addition to the foregoing penalties if the member has failed to cure or cease the violation thirty (30) days after notice and a similar amount for each successive thirty (30) day period the violation continues. A \$200.00 penalty may be assessed for a fourth violation and a similar amount for each successive violation after notice of a violation of a similar type has been furnished to the member.
 3. Payment of any monetary penalty is due upon notice from the Board or the property manager that the penalty has been imposed. Failure of the member to pay the penalty within thirty (30) days of notice shall result in a lien being placed on the member's property for the penalty and any costs associated with the collection of the penalty including reasonable attorney's fees.
 4. The Board reserves to itself the right to seek any other remedies available to it under the covenants or at law to enforce the covenants of the Association and does not waive any such rights or limit those rights by the adoption of these penalties.

The Board of Director reserves the right, in its sole and absolute discretion, to revoke, amend, or otherwise modify these rules and regulations.