

WATERFORD AT LEXINGTON CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

The following restrictions, in addition to the rules and regulations hereafter promulgated by the Board of Directors, shall govern the use of the Association Property and the conduct of Unit Owners of the Association, their lessees and any guests.

- A. No nuisance (as reasonably determined by the Association) shall be allowed on the Condominium Property, nor shall any use or practice be allowed which is a source of annoyance to Residents or Occupants of Units or which interferes with the peaceful possession or proper use of the Condominium Property by its Residents or Occupants.
- B. No tents or camping facilities shall be permitted on any Association Property.
- C. Association Property shall not be obstructed, littered, defaced or misused.
- D. Each Unit Owner or Occupant (regardless of the number of joint Owners or Occupants) may maintain not more than two (2) domestic pets. No pet shall be kept, bred or maintained for any commercial purpose or shall not become a nuisance or annoyance to neighbors. No reptiles, "exotic pets" or wildlife shall be kept in or on the Condominium Property (including Units). Unit Owners must pick-up all solid wastes of their pets and dispose of such wastes appropriately. All pets (including cats) must be kept on a leash at all times when outside the Unit and shall not be permitted on outdoor recreation areas (e.g., pool decks). No pets may be kept on lanais when the Owner is not in the Unit. This Article shall not prohibit the keeping of fish or caged household-type bird(s) in a Unit, provided that a bird(s) is not kept on Limited Common Elements and does not become a nuisance or annoyance to neighbors.
- E. No one shall post any advertisements or posters of any kind in or on the Association Property except as authorized by the Board of Directors.
- F. All trash is to be deposited in the dumpsters; recyclables are to be deposited in the bins next to the dumpsters.
- G. No Unit Owner shall cause or allow improvements or changes to any Unit, Limited Common Elements appurtenant thereto or Common Elements, including, but not limited to, painting or other decorating of any nature (other than to the interior of the Unit), installing any electrical wiring, television antenna, machinery, or air-conditioning units or in any manner changing the appearance of any portion of the Building, without obtaining the prior written consent of the Board of Directors.
- H. No motorcycles, motor scooters, motorized bikes commonly known as "mopeds" or other like vehicles shall be permitted to be parked overnight or stored on the Waterford at Lexington Condominium Association Property.
- I. Except as permitted below, no trucks (including pickup trucks), commercial vehicles, campers, mobile homes, recreational vehicles, motorcycles, boats, watercraft, boat/watercraft trailers, or other trailers shall be kept on the Condominium Property.

Unmarked pick-up trucks of no more than one-half (1/2) ton capacity parking in a carport and vans with windows which contain seating for at least four (4) persons, provided that such vans and trucks shall not bear commercial-type lettering or graphics, are permitted.

All vehicles kept on the Condominium Property shall be operational and in good condition. In the event of doubt or dispute as to whether a vehicle is prohibited by this Article, the good-faith determination of the Board of Directors shall be binding and conclusive.

J. No vehicle shall be parked anywhere but on paved areas intended for that purpose. Parking on lawns or landscaped areas of Association Property is prohibited.

K. No vehicle shall be used as a domicile or residence, either permanently or temporarily.

L. Proper attire (including tops for men) is required at all times when outside in the community.

M. Unit Owners are required to have metal valves on the hot water heater and the main water supply lines to their unit.

N. Unit Owners are required to have braided stainless steel water supply lines to the clothes washer.

O. Unit Owners are required to provide the Lexington Country Club office with a key for access to their unit. In the event access is required and the Unit Owner has not provided a key, the Unit Owner will be assessed an appropriate fee for gaining access to the unit.

P. Unit Owners re-routing air conditioning lines to their unit must utilize the common air conditioning line chases, which are located on the end of the building where the unit's compressor is located.

Revised April 4, 2017