

SCHEDULE A

COUNTRY WALK HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

All residents, guests, agents, and invitees (herein called "persons") shall be governed by the obligations and duties set forth in the Country Walk Homeowners' Association, Inc., Articles of Incorporation, the By-Laws, the Declaration, and any amendments thereto and these following rules and regulations:

1. Each person must use the Lot and all Common Areas in a manner that does not disturb or become a nuisance to others or cause injury to the reputation of the Association.
2. The greenbelt areas and walks maintained by the Association are for the use of foot traffic only. The only wheeled vehicles permitted in these areas are wheelchairs and baby strollers.
3. PETS
 - 3.1 Pet owners must have control of their pets at all times.
 - 3.2 Pet owners must accompany their pets when the pet leaves the owner's unit.
 - 3.3 Pet owners must promptly pick up their pet's solid waste and dispose of it safely.
 - 3.4 Pet owners are financially responsible for any damage their pet creates.
4. GARBAGE
 - 4.1 All persons must put all household garbage and trash in garbage cans or bags or some other suitable containers designed for this purpose. All City waste regulations are to be followed.
 - 4.2 All other trash shall be taken promptly to the County facility and may not remain on any lot. Failure to comply with this rule will result in the lot owner's being billed for the removal of the trash.
5. Only one (1) "For Sale" or "Name" sign may be displayed on the exterior of any unit. These signs must have the written approval of the Architectural Control Committee, and be no larger than forty (40) square inches on a five (5) foot stake in the front yard of any residence. Signs must be placed five (5) feet from the road.

6. All objects foreign to the architectural exterior of the unit must be kept out of sight, including, without limitation:
 - 6.1 Inoperative motor vehicles or parts hereof.
 - 6.2 Clothes, hanging devices, and antennas.
 - 6.3 Commercial vehicles, bicycles, mopeds or motorcycles, boats, trailers, campers, trucks and motorhomes, except vans and pick-up trucks.
 - 6.4 Boats, trailers and recreational vehicles may be parked on the unit drive for periods of not longer than 24 consecutive hours.

Illegally parked or unauthorized vehicles on grass areas will be towed away at the owner's expense.

7. All alterations to the exterior of any unit or building must have written approval of the Association's Architectural Control Committee.

8. RECREATIONAL AREAS

- 8.1 Each person uses the recreational devices and other Common Areas at his or her own risk. Persons using the recreational areas must leave the areas in a clean condition.
 - 8.2 Wheelchairs and baby strollers are the only wheeled vehicles allowed in these areas.
 - 8.3 Children under the age of 16 must have adults checking on their behavior frequently.
9. Leases must be for a term of at least six (6) months and must be in writing. A copy of each lease must be sent to the Board of Directors of the Association.
 - 9.1 The owners (lessor) must provide the tenants (lessees) with a copy of the Declaration, Articles of Incorporation, By-Laws and Rules and Regulations to read. The tenants must sign a statement that he/she has read these documents and agrees to abide by them.
 - 9.2 The owner assumes financial responsibility for the tenant's damage to any of the Common Areas and therefore a security deposit large enough to cover this liability should be obtained at the time the residence is leased.
 10. There will be no exterior television, radio, or other antennas larger than 24" allowed.

11. Notice must promptly be given to the Board of Directors whenever title passes to a new owner. The selling owner must give the buyer copies of the Declaration, Articles of Incorporation, and these Rules and Regulations.

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DECLARATION

OF

**COVENANTS, CONDITIONS AND
RESTRICTIONS**

FOR

COUNTRY WALK

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