

Tobey Court Homeowners Association – Exhibit 2-5

Rules and Regulations

In addition to the other provisions of these By-Laws, the following Rules and Regulations, together with such additional Rules and Regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the units and the conduct of all residents thereof.

1. The sidewalks, entrances and driveways must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
2. No sign, advertisement, notice or other lettering, including political endorsements or signs, shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or windows of the unit or building without prior written consent of the Board of Directors.
3. No awnings or other projections shall be attached to the outside walls of the building without prior written consent of the Board of Directors.
4. No baby carriages, velocipedes or bicycles shall be allowed to stand on the sidewalks, entrances, driveways or other common areas. No automobiles or trucks shall be parked on the driveways, except in marked parking spaces or temporarily when making deliveries to units immediately adjacent thereto.
5. No unit owner shall allow anything whatever to fall from the windows or doors of the premises, nor sweep or throw from the premises any dirt or other substances into any of the common areas or upon the grounds.
6. No garbage cans, equipment, supplies of any kind including firewood, milk bottles, or other articles shall be placed on the common elements, nor shall anything be hung or placed in such manner where they are visible. Neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from any windows or doors or clotheslines.
7. No owner shall make or permit any disturbing noises in the unit by himself, his family, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or conveniences of other owners. No owner shall play upon, or permit to be played upon, any musical instrument or operate, or permit to be operated, a tape recorder, phonograph, hi-fi set. Stereo, FM set, radio or other type of equipment for producing sound in the unit between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy any occupants of other buildings. No owner shall conduct or permit to be conducted, vocal or instrumental practice, nor give nor permit to be given vocal or instrumental instruction at any time if the same shall disturb or annoy any occupants of other buildings. Owners of units shall not use or permit the use of the premises in any manner which would be disturbing or a nuisance to other said owners, or in such a way as to be injurious to the reputation of the Association.
8. No installation of a radio or television antenna or other antenna shall be made without the written consent of the Board of Directors. Any antenna erected on the roof or exterior walls of the building without consent of the Board of Directors, in writing, is liable to removal without notice.

Rules and Regulations (continued)

9. No owner shall keep or maintain any animals or birds, except a single animal or bird commonly known as a household pet, unless prior written consent is obtained from the Board of Directors.
10. Now owner shall allow any pet to run free on the common areas. Pets on the common areas shall be on leashes and accompanied by an adult. Owners shall be responsible for picking up after pets.
11. No garbage, trash or cuttings shall be placed, stored or collected in any area other than that designated for such purpose and shall not be allowed to accumulate.
12. No change of exterior line, color or grade without written permission of the Board of Directors is permitted.
13. No boats, trailers, housecars, motorcycles, bicycles or motor vehicles of any kind shall be parked on the premises except in the unit garages, except that automobiles of visitors may be parked in the area so designated.
14. All units shall be used for single family residence purposes only.
15. Garage doors shall be kept closed unless entry or exit is being made from the garage.
16. No change in landscaping without the written permission of the Board of Directors is permitted.
17. No change in the style, size, color, lettering or location of the mailbox or mail receptacle without the written permission of the Board of Directors is permitted.
18. Except in the individual patio, atrium, deck and porch areas adjacent to a unit, no permanent planting or gardening shall be done and such planting as is done within the said restricted common areas shall be kept trimmed at owner's expense so as not to encroach on neighboring property. The Association has no responsibility for maintenance of planting or gardening installed by individual unit owners as provided in these Rules and Regulations.
19. No fences, hedges or walls shall be erected or maintained upon the properties except those erected at the time or the original construction of the buildings located thereon.