

**GOLF BEACH SHORES HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

7/22/12

1. Dogs are to be walked or permitted to relieve themselves along the perimeter of the Common Area.
2. Owners are obligated to clean up for pets under their control.
3. Garbage and recyclables only are to be deposited in the dumpster area. Any other refuse (boxes, Christmas trees, paint cans, large items, etc.) must be taken to the town transfer station.
4. Speed limit within Golf Beach Shores is set at 15 mph.
5. Security lights should light up in the evening. If yours is not working, contact a Board member.
6. Residents are prohibited from playing games in the common paved area.
7. Bicycles, skateboards and non-motorized vehicles are not to be ridden on lawns, sidewalks, or the common paved area.
8. Young children playing outdoors are to be supervised by an adult at all times.
9. Ball and/or toys are not to be bounced off any wall or roof.
10. Bed sheets, towels, blankets, etc., are not to be placed on windows or doors.
11. Cars should be parked so they do not block the sidewalk.
12. Only licensed vehicles are allowed on Golf Beach Shores property.
13. Only car repairs completed within 24 hours are permitted. You must clean up any mess.
14. Seasonal furniture, utensils and sporting equipment are allowed on patios or decks.
15. Winter storage is not to extend beyond the patio fence.
16. Homeowners are responsible for the actions of their guests.
17. Loud music and noise should be toned down after 11PM.
18. Glass in garage doors is to be free of any obstruction.
19. For any and all violations of the offering plan, by-laws, or rules and regulations, the violating homeowner will be levied a fine of \$50.00 per day until the violation is corrected. If the violation is not corrected and the fine not paid in 30 days, then a lien will be placed against the unit. The lien will be increased monthly as the fine accumulates. If still outstanding at 90 days, we will consult with our attorney for further options available.

Golf Beach Shores Homeowners Association Rules and Regulations

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20. Scrubs and Trees are the property of the Association, tenants may add flowers and plants within their unit area.
21. Trailers, Boats, RV's and the like, cannot be stored on the property.
22. Outdoor grills must be kept away from the building and patio walls when in use.
23. No hazardous materials, explosive devices or illegal substances allowed on property.
24. Any and all firearms kept on site must be registered and licensed.
25. Media cable service is available in each unit for TV and Internet use, Satellite Dish service and Dish Installation requires HOA Board approval and may not be allowed in all cases.

Community Rules and Regulations

As with all Homeowner Associations, certain Rules and Regulations are required to provide for the safety and overall governing control of the community and enforcement of the By-Laws. It is important that all homeowners be aware of these requirements and abide by them. During your real estate closing you should have received a copy of the Governing Document for the Association. This Welcome Package is only a summary of the more frequently requested information, questions and concerns.

The Board has established a form to register a Comment, Suggestion or Complaint (see Exhibits) as deemed necessary by a homeowner for review, response and correction as determined necessary. The Board can also issue Warnings and or Notices to homeowners who repeatedly violate Rules and Regulations and impose enforceable fines and or liens on the property until corrective action is taken.

Building /Grounds

General Information

The Association is responsible for all common property in and around the community, the exterior of all buildings and all permanent landscaping and as such will provide for its upkeep, care and associated liabilities.

Homeowners are responsible for the care, maintenance, safety and general condition of the inside of their units including windows, doors, patio fences and decks. Homeowners are encouraged to tastefully plant and or decorate the areas within their footprint.

Insurance Coverage

The Association will keep enforce, a Commercial Property and Liability Insurance policy for the common ground areas and dwellings. Provisions, endorsements and policy records for the complex are kept by the Board Treasurer and should be on record with individual homeowner mortgage lenders. Homeowners are strongly encouraged to keep their own individual policies in effect to protect the interior structure, home furnishings, contents and personal possessions.

Landscaping

The Association owns all the common areas and permanent landscaping and will provide for the care, trimming, mulching, fertilizing and maintenance of such.

Snow Removal

The Association will provide for the plowing, clearing and snow removal of all common areas and walkways. Generally, main thoroughfares will be cleared first then individual parking areas. To expedite clearing, homeowners are encouraged to move parked vehicles once thoroughfares are opened.

Building /Grounds (cont'd)

Mail Service

Mail service is provided by the US Postal Service, each homeowner shall be assigned a locked mail box on premises. Keys maybe obtained from the previous owner or issued from the local Post Office for a \$25 fee.

Building Alterations

A completed "Request for Alteration" form (see Exhibits) is required for any modification to the outward appearance of your unit including doors, windows, satellite dishes and patios. Requests are to be sent to the Board for approval before any changes are made.

Parking

Each Unit is provided a minimum of two reserved parking areas directly in front of their units. Additional parking spaces for guests are available near and around each building. Individual homeowners are expected to honor each others areas and are responsible for informing their guests.

Expectations

Homeowners are expected to exercise reasonable care in keeping their units, surrounding areas and vehicles in good order. Tasteful and modest outdoor and seasonal décor is allowed. No unlicensed vehicles can be kept on property. Homeowners are expected to keep the area in and around their units clean, uncluttered and free of hazards. Large personal effects such as; outdoor storage units, bikes, toys, tools, boxes, refuse shall not be kept or visible in the front of units or in common areas.

See Exhibits - "Rules and Regulations" for more details.

Pet Policies and Guidelines

Domestic Pets (cats, dogs, birds) are allowed. A limit of one pet is allowed per unit.

Cats are not allowed to roam freely on the complex. Cat litter is not to be flushed into toilets or common sewer lines.

Dogs must be leashed when outdoors.

Residents are required to walk their pets on the perimeter of the common areas and not near adjoining units and must cleanup after each outing. Barking dogs must be controlled and limited. Pets cannot be left tethered or unattended in common areas. Owners are responsible for any damage or injuries caused by their pets.

Smoking and Outdoor Grills

Extreme caution and common courtesy should be exercised when smoking or grilling outdoors and in the common areas to avoid fires and second hand smoke inhalation. Cigarette butts are not to be discarded on the grounds and grills must be kept 10 feet away from buildings and combustible materials when in use.

Trash and Refuse Guidelines

Trash and refuse pickup is provided for in your Association Dues. A collection site is located at the far south end of the complex and includes a large dumpster and several collection bins marked for recyclables and items requiring separation. Refuse collection guidelines are enclosed for your review (see Exhibits). As a courtesy to all we ask that you close container lids after use, do not leave trash outside of a container and cleanup any mess which may occur. Refuse is generally picked up weekly.

Long Term Vacancy

In the event that your home will be vacant for an extended period of time, it is strongly recommended that you notify the Board and appoint someone of your choice as an Emergency Point of Contact. During the cold weather period of November through April the heat must be left on to prevent damage from possible pipe freezing or the system must be drained and winterized preferably by a reputable contractor. Outside garden hoses must be disconnected from faucets to prevent valve damage and freezing. Homeowners are responsible for any damage resulting to their homes or adjacent structures.

List of Residents' Contact Information

Enclosed is a list of current residents of Club House #1005. The list includes names, addresses, phone numbers, and email addresses. It is requested that you provide the Board with any changes to this information as soon as possible.