

The Crescent on East Avenue, Inc.
Summary of Regulations
From the Declaration of Association

This restatement of selected parts of the declaration is for ready reference and does not supersede the Declaration. The omission of any item does not mean it is not in effect. In other words the Declaration of Association is in full force and effect, we have merely tried to point out the rules in a clear manner.

1. Only lot owners are Members of the Association, all lot owners are members since membership flows with the ownership.
2. The Architectural Committee, currently composed of a chairman, Paul Goldberg of 1482 and the rest of the board as members, enforces restrictions with regard to modifications of the exterior.
 - A. Currently the rules prohibit the addition of basketball backboards and nets. The existing Basketball Net on 1504 will be removed when the current lease is up.
 - B. No other additions or deletions are permitted on the exterior, other than on the deck areas that are not clearly visible to other residents and passers by.

If you have a question, it is easiest to ask. We don't charge and we try to keep it informal and agreeable.

3. Use of the driveways:
 - A. No overnight parking of commercial vehicles unless related to maintenance of the property or with board approval.
 - B. No extended storage of RV's, boats, trailers or campers.
 - C. No vehicle or boat repair on the driveway or grounds.
 - D. Each unit has garage space for two vehicles so it is not expected that there will be extended term parking on the driveway of residents' vehicles. When cars are parked on the outer (garage) loop, they should not impede access for residents and service vehicles, they may not obstruct garages, other than that of the vehicle owner and they must be parked fully on paved surface. There are spaces for seven vehicles in each of the rear lot corners that are intended for the use of residents and their guests (behind 1480-1484 and 1498-1504).

4. Signs

- A. No signs are permitted on the Association property or in or on any of the units that are visible as a public display. This includes, but is not limited to, real estate for sale signs, security system signs and political campaign signs. An exception is made for Open House signs for real estate open houses that are limited in duration (less than a day).
- B. Discreet window stickers giving notice of the presence of a security system are permitted (not to exceed 4"x4").
- C. The Association provides a sign which in addition to providing notice of the name provides the number of our manager who maintains a list of units for sale and lease and the appropriate agent to contact. In the near future this sign will provide a radio station on which a sales pitch for units that are available may be made at no cost to selling or leasing owners other than any cost to make the recording.

5. Animals in residence (domestic)

- A. The Association has made no rules regarding animals as of this draft. In accordance with Article X, 10.01 the board continues to reserve the right to make reasonable rules. It is the responsibility of unit owners and their families to prevent animals from becoming out of control and to clean up after their animals so that no damage occurs to association property including but not limited to lawn and landscaping.

6. Fencing and Screening

- A. Existing fences and screens are to be maintained as they were originally installed. If a unit owner wishes to repair or replace the original fence, they may do so as long as the replacement maintains the appearance of the original. If there is a question, please submit the proposal for review.
- B. Plantings outside of the gates are maintained by the association gardeners, unless they require significantly different care than the original developer plantings. The association can take no responsibility for damage to those exterior plantings by snow removal efforts or our contractors. The placement of boulders and other blocks which may cause damage to contractors equipment is discouraged and will cause the unit owner to bear responsibility for any such damage, should we be charged.

7. Miscellaneous rules.

- A. Don't put your refuse and recycling bin out until the evening before pickup and get them back into your garage by the end of the next day. To the extent possible keep everything in the containers provided by the city.
- B. No outside television antenna may be erected on the property without express consent of the Architectural Committee. This includes, but is not limited to antenna, satellite dishes and the eighteen-inch satellite dishes.
- C. Non resident owners are responsible for apprising their tenants of these rules and for making any restoration necessary as a result of the violation of these rules.