

Camden Villas at Mid South Club
Rules & Regulations

The following restrictions on the use and enjoyment of the Condominium Units, Common Areas, Limited Areas and the Property shall be applicable to Camden Villas at Mid South Club and are in addition to those set forth in the Declaration:

1. Personal Property

All personal property, such as lawn chairs, bicycles, tables, grills, etc. must be kept inside the patio or the garage. Personal property maintained within the patio area may not be visible above the patio fence, with the exception of patio table umbrellas which must be kept closed when not in use and only of a neutral color. Furniture, trash cans, etc. may not be kept outside the garage.

Nothing may be hung or displayed, nor may signs, awnings, canopies, shutters, antennae or satellite dishes or any other device or ornament be affixed to or placed upon any part of the Common Area or Limited Area, including the exterior walls, doors, fences, patio or roof without the prior written approval of the Board of Directors.

2. Decorative Items

Holiday Decorations – Christmas lights and decorations are permitted on porches, patio areas, adjacent trees, and in Limited Common Areas and/or building exteriors provided the decorations do not damage the Limited Common Areas, building, gutters or siding. They may not be displayed in Common Areas. They may not be displayed before Thanksgiving Day, and must be removed no later than January 7th of the following year. Other holiday decorations and colored lights in outdoor porch and patio fixtures must follow the same placement and damage prevention guidelines as above and may not be displayed more than one week before or one week after the Holiday.

The American Flag – The American Flag may be flown or displayed at anytime following normal flag protocol provided that such American Flag does not exceed three (3) feet by five (5) feet and is flown or displayed in a location and manner approved by the Board of Directors.

3. Flowers/Landscape Plants

Flowers – Flowers may be planted inside the patio fence or directly outside around the area of their sunroom. Flowers are not permitted around any tree. Only flowers which will not exceed the height of the patio fence shall be used. Maintenance of the flowers is the responsibility of the Owner and dead flowers are to be removed at the end of the season. Flowers which are

not maintained during the growing season will be removed. The cost of such removal will be billed to the Owner.

Landscape Plants – Any planting of new shrubs outside the patio area must receive prior written approval of the Board of Directors. Variance request forms are available from the Board of Directors.

Additional landscape plants which may be considered will be a species already in use at Camden Villas at Mid South Club and which, at maturity, will not exceed the height of the patio fence.

Any new planting beds will be limited in size by the Board of Directors.

New beds must be mulched with matching hardwood.

New plants will become the property of the Association, who will provide future mulching, pruning and fertilization. However, should any of the plants die, the Owner is responsible for replacement.

Edging/border along villa sidewalks to retain the mulch may be added at the owners expense. Specific information about approved edging/border may be obtained from the sales office

4. Others Items

Prohibited Items – The following items will be strictly prohibited in any Common Area: any type of yard sign, statue, statuette, yard or lawn ornament, artificial flowers, ornamental rocks or stones, cypress mulch, swing sets, mounted hose reels, laundry poles or clotheslines, or other such items. Laundry may not be hung over any patio fence (swim suits, towels, rugs, etc. included).

Exterior Alterations – No alterations, additions, fences, walls, patios, decks, etc. may be made to the exterior surface of the building, nor may any trees or shrubs be planted, transplanted or removed without prior written approval of the Board of Directors.

Storm Doors – May be added at the Owner's expense using only the approved design and color. Specific information about approved storm doors may be obtained from the sales office.

Windows and Window Coverings – All window coverings whether draperies, blinds (vertical or horizontal) or valances must be white, off-white, light beige or light gray on the exterior side.

Signs – Nothing may be hung or displayed from inside the windows except security system decals, which shall be limited in size and number

Animals – No more than two household domestic pets may be kept per home with a combined weight of 100 lbs.. No animals may kept, bred or maintained for commercial purposes. Pets shall be limited to dogs or cats.

All animals, when outdoors, shall be restrained on a leash not more than eight (8) feet in length. They shall be supervised by a responsible individual at all times. Such individuals shall be responsible for the immediate clean up of all pet litter and the litter will NOT be stored outside until disposal.

No pet shall be tethered outside in the lawn or Common Area; nor shall any pet be tied to any patio fence.

Pet owners may be fined for violation of these policies, at the rate of \$10.00 for the first offense and \$25.00 for each additional offense. If pets become a nuisance, the Board of Directors, at its discretion, may require the removal of such pet(s).

5. Parking Vehicles Other than Cars

Unless fully enclosed within a garage, no trailers, campers, boats, motor homes or similar vehicles or unsightly equipment may be parked or stored on any lot, driveway, street, or area in excess of 48 hours in any one week. Parking of any such vehicle that blocks any street or driveway, or the ingress or egress to any garage other than the garage belonging to the owner is prohibited. Commercial moving vans, when conducting contract business, and commercial trucks when in the area to perform service or repair work are an authorized exception to this restriction.

6. Parking/Cars

All parking by Owners or guests must be: (a) within the garage, (b) in the limited Areas in front of the garage door, (c) in the parking spaces at the clubhouse parking area, or (d) on the side drive in such a manner so as to not to block any other residents access to the garage or street. No vehicle may be parked in the clubhouse parking areas for more than forty-eight (48) consecutive hours without prior approval from the board. Vehicles parked there for more than forty-eight (48) consecutive hours are subject to being towed at the owner's expense.

Inoperable vehicles (with flat tires, expired license tags, etc.) or vehicles which cannot be identified as belonging to an Owner or a resident, which are parked in any Common Area or Limited Areas for more than forty eight (48) consecutive hours may be towed off the premises at the vehicle owner's expense. No repair work is permitted on vehicles in Limited Areas or Common Area except for short-term emergency work (flat tire, battery charge, etc.).

No vehicle shall be parked in any manner which blocks any street or driveway, or the ingress/egress to any garage other than the garage belonging to such Owner. The speed limit within the community is 14 mph. Reckless operation, excessive speed, and parking or driving on the lawn areas is prohibited.

7. Garage doors are to be kept down except when actively in use by owner. In very hot weather the doors may be raised 12" off the ground for circulation.

8. Community Center (Clubhouse)

The Community Center is for the private use of the Owners. It is available for rental to Owners only for non-profit parties or meetings. The following policy applies:

- a. A \$100.00 refundable deposit is required along with registering in the reservation book. Reservations are granted on a first request basis. Homeowner must complete rental form and abide by the "clean-up" rules. If, after inspection, the clubhouse is returned to the proper order the deposit check will be returned.
- b. The Owner with the reservation will have exclusive use of the party room only; the Owner's guests may not use the exercise equipment.
- c. Damages to the Community Center or equipment and any follow up cleaning done by the Association will be deducted from the deposit. If the deposit is an insufficient amount, the Owner who rented the Community Center will be billed for the differences.
- d. Renters of a homeowner's villa are NOT permitted use of the clubhouse.

9. Trash Collection

Trash collection regulations require that trash containers not be set out prior to 5:00 pm the day preceding collection, and the containers must be picked up and put away by 9:00 pm the day of collection. Only trash containers with lids, or security tied plastic bags are permitted for trash disposal.

Trash containers, when not set out for collection, must be kept inside the garage. Residents will be responsible for cleanup of trash spillages from the containers.

10. Solicitation and Garage Sales

Solicitation by commercial enterprises is not authorized within the community. In a like manner and due to restricted parking availability, garage sales and tag sales are specifically prohibited.

11. Utilities

Owners are responsible for maintenance and payment of their own gas, electric, water and sewage, cable television (any service above basic), telephone and for calling to initiate service on the date of possession.