

Otetiana Cove Homeowners Association

Rules and Regulations of the Association – updated 11/19/13

1. Each Lot Owner shall keep his or her townhouse and lot in a good state of preservation and cleanliness. Lot Owners shall not allow anything to fall from the windows and doors nor shall he sweep or throw any dirt or any other substance upon the grounds. Refuse shall be placed in proper containers in such a manner and at such times and places as the Board of Directors or its agents may direct.
2. The sidewalks and entrances must not be obstructed or encumbered or used for any other purpose other than ingress or egress to and from Townhouses in the buildings. The driveways and parking areas in front of the lots shall be used only for parking of private motor vehicles. All other driveways shall be used only for access to the parking areas. Additional parking areas shall only be used for parking private motor vehicles. No organized sports activities, picnics, barbeques, or outdoor fires are allowed unless the Board of Directors designates specific areas for such activities or grants a special permit for a particular event. Lot Owners shall not leave lawn furniture, picnic tables, charcoal grills or the like, on lawn areas. The Board of Directors, or managing agent, or the employees of either, may remove and dispose of any such items without any liability to the Owners thereof. No planting or gardening shall be done by any Lot Owner without the express written consent of the Board of Directors and then only in areas specifically designated by the Board for such purpose. No fences, hedges, or walls shall be erected or installed by any Lot Owner anywhere on the property.
3. Employees of the Lot Owners may not gather or lounge in the parking areas, driveways, or elsewhere on the grounds.
4. Supplies, goods and packages of every kind are to be delivered in such a manner as the Board of Directors or its agents may prescribe, and the Board is not responsible for the loss or damage that may occur through the negligence of employees of the Board or managing Agent.
5. Lot Owners shall not cause or permit any disturbing noises or objectionable odors to be produced within or emanate from their lots.
6. Lot Owners shall not permit or keep in their Lots any inflammable, combustible or explosive material, chemical, or substance.
7. Water closets (Bathrooms) and other water apparatus in the buildings shall not be used for any purpose other than those for which they were designed, nor shall any sweeping, rubbish, rags or other articles be thrown into same. Any damage resulting from the misuse of any water closets or other apparatus in a Townhouse shall be repaired and paid for by the Owner of such Lot.
8. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by any Lot Owner on any part of the outside of a building, hung from windows or placed on a window sill, without the prior written consent of the Board of Directors.
9. No awnings, aerals or other projections shall be attached to the outside walls of the Buildings, and no blinds, shades or screens shall be attached to, hung or used on the exterior of any window or door of a Townhouse, without prior written consent of the Board of Directors.

10. Lot Owners, their employees, customers, and visitors shall not at any time or for any reason whatsoever enter upon the roof of any building, without prior written consent of the Board of Directors.
11. The Board of Directors, or its designee, shall have the right of access to any Lot for the purpose of making inspections, repairs, replacements, or improvements, or to remedy certain conditions which would result in damage to other portions of the building. In the event it finds vermin, insects, or other pests, it may take such measures as it deems necessary to control or exterminate same.
12. Nothing shall be done or kept in any Townhouse or on the Common Areas which will increase the rate of insurance for any building or contents thereof, without the prior written consent of the Board of Directors. No Lot Owners shall permit anything to be done or kept in his or her Townhouse or on the Commons Areas which will result in cancellation of insurance on any building or contents thereof or which will be in violation of any law. No waste be committed in the property.
13. No noxious or offensive activity shall be carried on in any Townhouse or in the Common Areas, nor shall anything be done therein, either willingly or negligently, which may be or become an annoyance or nuisance to other Lot Owners or Occupants.
14. No animals or reptiles of any kind shall be raised, bred, or kept in any Townhouse or in or on the Common Areas except that one dog(as hereafter provided), cat, or other household domesticated pet may be kept in a Townhouse provided it is not kept, bred, or maintained for any commercial purpose, and further provided that any such pet causing or creating a nuisance or disturbance or noise which, in the sole opinion of a majority of the Board of Directors constitutes an unreasonable interference with the use or enjoyment of any other Townhouse, or the Common Areas, shall be permanently removed from the property upon three (3) days written notice to the Owner or Occupant harboring such pet. No pet may be kept in a pen or enclosure outside of a Townhouse. Any dog found on the property which is not on a leash may be summarily removed by the Board of Directors or the managing agent, or their employees, and delivered to the custody of any local or municipal authority with the power to impound the same, without liability on the part of the Board, its agents or employees for such removal. Any pet kept in violation of these restrictions shall be removed from the property.
15. The maximum speed limit for all vehicles within the Property shall be fifteen (15) MPH.
16. No commercial vehicles shall be parked or stored on any portion of the Property, except for vehicles temporarily on the premises for the purpose of making deliveries or providing services to the Townhouses or in connection with the maintenance of the Common Areas or Facilities.
17. No abandoned or unregistered vehicle shall be parked, left, or stored upon the Property or any portion thereof.
18. No recreational vehicle shall be parked or stored on any portion of the property, except for durations of no more than four (4) hours and then not more than once in any twenty-four (24) hour period, the intention being that such vehicles may be brought onto the property only temporarily for purposes such as loading or unloading but not for overnight parking or storage for longer periods.

19. No "For Sale," "For Rent," or "For Lease," signs or other window displays or advertising are permitted on any part of the property, except with the written approval of the Board of Directors.
20. If any key or keys are entrusted by a Lot Owner or Occupant or by a member of his or her family, agent, servant, employees, licensee or visitor to an employee of the Board of Directors, whether for such Townhouse or an automobile, truck, or other item of personal property, the acceptance of the key shall be at the sole risk of such Lot Owner or Occupant, and the Board shall not be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.
21. No Lot Owner shall alter, impair, or otherwise affect the Common Areas or Facilities without prior written consent of the Board of Directors.
22. Complaints regarding services or operation of the Association shall be made in writing to the Board of Directors or managing agent.
23. Any consent or approval given under these Rules and Regulations may be added to, amended, or repealed at any time by resolution of the Board of Directors.
24. A Lot Owner may apply to the Board of Directors for a temporary waiver of one or more of the foregoing rules. Such temporary waiver may be granted by a majority of the Board, for good cause shown, if, in the Board's judgment, such temporary waiver will not interfere with the purpose for which the Association was formed.
25. Distribution of 3 Boat Slips to be determined by Auction process if more than 3 Homeowners show interest when polled in the Fall for interest the following Spring. Boat Slip cost and Starting Bid of Auction to be determined by the Board.
26. Boat hoists are mandatory and should not be an overhead roof or lift design. Installation and removal of boat hoist is the responsibility of the boat owner. Boats must not unnecessarily take up swimming area, that is, be kept as close to shore as practical. The owner with a hoist position must be the boat owner, and provide proof of same with insurance to the Board of Directors or managing agent. Maximum length of allowed boats is nineteen (19) feet and only shallow draft designs allowed. No inboard or non-tilting out drives. No pontoon or party type boats. No sail boats. All boat arrangements should be completed, with fees paid and registration and insurance submitted by April 1<sup>st</sup>.
27. The fee for yearly storage on the Pipe Rack will be set by the Board of Directors. Billing for the Pipe Rack will take place each April and be due by June 1<sup>st</sup>. Boats and Boating Apparatus that do not fit on the Pipe Rack are not allowed on the lawn unless special exception by the Board of Directors has been granted in writing.
28. These Rules and Regulations may be supplemented from time to time, repealed or modified by a majority vote of the Board of Directors. Any rule or regulation adopted by the Board can be repealed or otherwise superseded by a vote of a majority of Lot Owners.