

SCHEDULE OF RULES AND REGULATIONS
OF
MARINA TOWNES

1. No tractors, trailers, inoperative cars, or similar vehicles shall be allowed to stand in any Common Area behind the lots.
2. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the lots in the development or do or permit anything to be done which will interfere with the comfort or convenience of other owners.
3. Each owner shall keep such Owner's lot in a good state of preservation and cleanliness and shall not sweep or throw or permit anything to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.
4. All garbage and refuse from the lots shall be deposited with care in garbage containers intended for such purpose and stored behind buildings except on the day of garbage collection.
5. Nothing shall be altered or constructed in or removed from the General Common Area of Elements, except upon the written consent of the Board of Directors.
6. All radios, television or other electrical equipment of any kind or nature installed or used in each lot shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the lot Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such lot.
7. No vehicle belonging to an Owner or to a member of the family or guest, tenant, or employee of an Owner shall be parked in such a manner as to impede or prevent ready access to another Owner's lot. The Owners, their employees, servants, agents, visitors, licensees and the Owner's family will obey the parking regulation posted on the private streets and drives and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Owners.
8. All damage to the lots caused by moving or carrying of any article therein shall be paid by the Owner responsible for the presence of such article.
9. Any damage to the Common Areas or equipment caused by children or their guests shall be repaired at the expense of the lot Owner/parent.
10. Any consent or approval given under these Community rules by the Board of Directors shall be revocable at any time.
11. These Community Rules may be added to or repealed at any time by the Board of Directors.
12. No commercial business may be conducted from any lot.
13. Animals must be kept on a leash at all times when not in the townhouse unit and Owners must clean up any waste associated with their pets.