

GATES AT BRIGHTSIDE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

INTRODUCTION The following Rules and Regulations explain the policies and guidelines established by the Board of Directors of Gates at Brightside (GAB) to help protect and provide a peaceful environment for our community. It is the responsibility of the Board of Directors to administer and enforce the rules. However, it is the responsibility of each resident to cooperate and adhere to these rules. Residents are encouraged to report any violations of these rules to Lewis Companies at (225) 766-8858.

BALCONIES & PATIOS Residents are responsible for keeping balconies and patios clean and free from clutter and debris. Balconies and patios shall not be screened, glassed in or otherwise enclosed. No litter, waste, fluids, or other objects shall be thrown or dropped from balconies. Each resident is responsible for damage caused by anything that falls from his or her balcony. No balcony or patio shall be used for storage. Only patio furniture & flower pots may be kept on balconies or patios. Planters should have a water reservoir beneath so that water does not leak downstairs or stain the flooring of the patio/balcony. Flower pots must have suitable drainage to protect balconies from water damage and prevent dripping water from interfering with other residents' use of balconies or patios. No clothes, sheets, blankets, towels or laundry of any kind, or other articles shall be hung out or exposed on any part of the balcony or patio. Management will determine when a violation of the rules has occurred and will inform the owner and resident. There will be a \$50.00 fine assessed per occurrence.

FIRE PREVENTION/GRILLS GAB's insurance carrier stresses the following statement regarding fire prevention: **All units are required to have a fire extinguisher and the Association must follow the State Fire Marshal Safety Requirements. Please install the appropriate fire extinguisher in your unit if you have not already done so.** Additionally, the State Fire Marshall General Safety Requirements 10.11.6 Cooking Equipment states: *No hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft. of any structure. No hibachi, grill, or other similar devices used for cooking shall be stored on a balcony. Electric grills that have no flame are acceptable.*

BICYCLES Bicycles are to be stored inside your unit or in the bicycle racks provided at various locations throughout the property. Bicycles are stored at your own risk. The Association does not assume any responsibility for the damage, destruction or theft of any bicycles stored on the premises.

LITTERING A fine of \$50.00 will be assessed per occurrence for littering. This includes any cigarette butts left outside a unit or in any common area.

LOUD MUSIC Be considerate of your neighbors. If your neighbor can hear you, your music is too loud. There will be a \$50.00 fine assessed per occurrence if you are asked more than once to quiet the music in your unit. Everyone is guaranteed quiet enjoyment of their home.

PARKING Each unit has two (2) assigned parking spaces. All residents must register their vehicle(s) and secure a permanent GAB parking permit decal from Lewis Companies. The decal should be placed above the inspection sticker on the driver's side of the windshield. Each parking space will be maintained in a clean, sanitary and healthy manner at all times. Vehicles shall not be parked in any area other than designated parking spaces, and shall not be parked in a manner that unreasonably impedes the entrance to or exit from anyone else's parking space. Vehicles shall not be parked in front of doorways or on the grass for unloading or

loading of any item. A \$50.00 fine will be assessed to anyone parking in a non-valid parking spot. Any unauthorized parking may result in the vehicle being towed at the owner's expense. No boat, bus, trailer, camper, or unused vehicles shall be parked or stored at Gates at Brightside.

PETS Pet owners must leash their pets while outdoors. The Association has placed pet waste stations (with bags) throughout the property for your convenience. Pet droppings will not be tolerated on the property. It is also prohibited to leave your pet tied up and/or unattended. **NO PETS ARE ALLOWED IN THE POOL OR POOL AREA.** A fine of \$50.00 will be imposed for a violation.

SIGNAGE Residents may not place window displays or advertising materials in their windows or common areas. No sign of any kind shall be displayed in public view on or from any common element without the prior written consent of the Board.

SWIMMING POOL All persons using the pool do so at their own risk and sole responsibility as GAB does not assume any responsibility for any accidents or injuries. No clothes, sheets, blankets, towels or laundry of any kind, or other articles, shall be hung out or exposed on any part of the pool area or fence. All personal articles must be removed from the pool area upon leaving. GAB will not assume any responsibility for articles lost, stolen or damaged. Pool hours are from 10:00 a.m. to 10:00 p.m. Violators will be fined \$50.00 for any of the above referenced infractions. All posted regulations and operating hours must be observed. Proper attire should be worn at all times. Anyone interfering with the locking mechanism of the gate, propping the gate open, scaling the fence or violations of pool rules posted at the pool area will be fined \$100. **GLASS OF ANY KIND IS STRICTLY PROHIBITED WITHIN THE POOL AREA. A \$250.00 FINE WILL IMMEDIATELY BE IMPOSED UPON THIS VIOLATION.** Beverages MUST be in non-breakable plastic containers. Guests of our residents MUST BE ACCOMPANIED BY THE RESIDENT AT ALL TIMES unless approved by Lewis Companies. Only two guests per unit will be allowed at any one time without prior approval of Lewis Companies. An adult must accompany persons under the age of 16 at all times. **PER STATE REGULATION, NO PETS ARE ALLOWED IN THE POOL AND/OR POOL ENCLOSURE AT ANY TIME.** A violation of this rule will result in a \$50.00 fine.

TRASH PROPERLY PLACED INSIDE DUMPSTER Units will be subject to a \$150.00 fine per occurrence for leaving unsightly debris or garbage outside of the waste container. Republic Waste WILL NOT pick up trash placed on the ground around the dumpster.

WEAPONS Any discharge of a firearm, shooting of an arrow, throwing of a knife, or use of any weapon except in self-defense is prohibited on GAB property. A \$500.00 fine will be imposed on any violators.

WINDOWS All windows must have screens and blinds. Blinds are to be white to off white in color for a uniform appearance. All windows, screens and blinds must be kept in good repair. Window air conditioning units are not permitted. A \$50.00 fine will be imposed for any violation and will continue to be assessed monthly until in compliance.

PROXY/ ANNUAL MEETING ATTENDANCE It is extremely important that the Association be able to properly conduct business. Owners are required to attend meetings of the Association in person or by proxy. Failure to attend or return the proxy will result in a fine of \$100.00 assessed to the unit owner.

THESE RULES AND REGULATIONS ARE FOR THE PROTECTION AND ENJOYMENT OF ALL RESIDENTS AND MAY BE SUPPLEMENTED BY ADDITIONAL REGULATIONS AS DEEMED NECESSARY. WE STRIVE TO ENSURE A SAFE COMPLEX AND YOUR COOPERATION WITH THESE RULES WILL BE GREATLY APPRECIATED.