



ESTATES II

NEWTOWN GRANT 2-S.F. HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

In order that all members are treated fairly and equally, and in order to keep the Cluster a beautiful and desirous place in which to live, the Board of Directors has promulgated the following Rules and Regulations, which are currently in effect as of , 1986. These Rules and Regulations are in addition to rules and regulations applicable to the entire Community promulgated by the Master Newtown Grant Homeowners' Association.

PLEASE NOTE, HOWEVER, THAT ANY OR ALL OF SAME ARE SUBJECT TO MODIFICATION OR, TERMINATION AT ANY TIME AND THAT OTHER RULES AND REGULATIONS MAY ULTIMATELY BE ESTABLISHED IF THE SAME ARE DEEMED DESIRABLE OR APPROPRIATE, BY A PROPER VOTE OF THE BOARD OF DIRECTORS OR THE ENVIRONMENTAL REVIEW BOARD.

1. No Lot boundary lines are to be formed by cinder-blocks, bricks, hedges, shrubs, fences or fence-like structures of any kind, except as approved by the Environmental Review Board.
2. No sign, awning, canopy or shutter (except as installed by the Declarant) shall be affixed to or placed upon the exterior walls or roof of any Home or any part thereof, without the prior written consent of the Environmental Review Board.
3. No animals, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any Home or in the Cluster Common Areas, except that two (2) household pets may be kept in Homes, subject to Rules and Regulations adopted by the Board, which Rules or Regulations may exclude any kind of pet by type or category, provided that permitted household pets are not kept, bred, or maintained for any commercial purpose; and provided further that any such authorized pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Cluster Properties upon three (3) days' written notice from the Board. All pets shall be registered with the Board. All pets must be held or kept on a leash, may not be left outside unattended and are not allowed to run free. Pets taken outside shall display licenses and rabies tags required by law. Owners shall clean up after their pets.
4. No noxious or offensive activity shall be carried on in any Home or in the Cluster Common Areas, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Lot Owners or occupants.
5. The Owner(s) of each Lot shall: cause such Lot to be kept free from rubbish, litter and noxious weeds; cause shrubs, trees, grass, lawns, plantings and other landscaping located or from time to time placed upon such Lot to be maintained, cultivated and kept in good condition and repair; and cause to be replaced dead plants, shrubs, trees, grass or any other landscaping on such Lot with plants, shrubs, trees, grass or landscaping of the same or similar type.

THESE DOCUMENTS ARE NOT TO BE USED FOR RESALE PURPOSES AND/OR TRANSFER OF TITLE AND DEED.

6. No building, shed, shack, fence, vail, addition, porch, patio, deck, structure or other exterior improvements of any kind shall be commenced, constructed, erected, placed or maintained upon a Lot, nor shall any exterior addition to or change or alteration therein or change or alteration of the exterior finish or color of any Home thereon be made by anyone, other than by Declarant until final plans and specifications showing the nature, kind, shape, height, materials, colors, dimensions, and location thereof have been submitted to and approved in writing by the Environmental Review Board as to harmony of external design, conformity with the provisions of the Declaration, and location in relation to surrounding structures and topography. The Environmental Review Board may, from time to time, and in its sole and absolute discretion, adopt, amend and repeal, by majority vote or written consent of its members, rules and regulations, to be known as "Environmental Review Board Rules." Said rules shall interpret and implement this Regulation by setting forth the standards and procedures for Environmental Review Board review and the guidelines.

7. Each Owner shall promptly furnish, perform and be responsible for, at his own expense, the repair, maintenance, replacement and decoration of the interior of his own Home, and shall maintain the interior and maintain or cause to be maintained the exterior of the Home in a clean, painted, sanitary and attractive condition and state of repair.

8. The use and the covering of the interior surfaces of windows, whether by draperies, shades or other items visible on the exterior of the building shall be subject to the Rules and Regulations of the Board.

9. Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the Buildings or on the Property.

10. No Owner shall place or store anything (including firewood) on the patio or grounds appurtenant to his Home other than outdoor furniture, nor shall such patio or grounds be decorated, painted or otherwise altered, if, in the opinion of the Board, such placement, storage, decorating, painting or alteration would create an appearance or condition which is not in keeping with the standards maintained or to be maintained in the Community.

11. Exterior doors and storm doors shall not be altered or replaced except as approved by the Board.