

BAYWOOD ESTATES CONDOMINIUM ASSOCIATION

RULES & REGULATIONS

The following rules and regulations have been adopted pursuant to Section 10.4 of the Bylaws of Baywood Estates Condominium Association. Their purpose is to provide direction in the operation, use, maintenance, conservation and enhancement of the Condominium Property, as well as to protect the health, comfort, safety and general welfare of the unit owners and occupants of the Condominium Property. Any conflict between these rules and any provision of the Declaration or Bylaws shall be resolved in favor of the latter.

1. Trash shall be placed in sturdy plastic bags and securely fastened for pick-up. Bags shall be placed next to the unit owner's garage door on the morning of the scheduled pick-up or earlier, only if the bags are placed in sturdy containers. (The intent is to avoid prolonged unsightliness or the chance of animals breaking into bags).
2. A maximum speed limit of 5 MPH shall be observed at all times on the Condominium Roadway and drives.
3. Unit owners shall be permitted to keep pet dogs only in accordance with the terms and conditions of the Pet Permission Agreement and Article 4.2(i) of the Declaration. Only pet dogs owned by original purchasers of units at the time of purchase from Grantor shall be permitted. Replacement dogs shall not be permitted. All other types of pets shall be permitted in accordance with Article 4.2(i) of the Declaration, provided they are not permitted to roam freely outside of any Condominium Unit. Pets shall be "walked" in the perimeter areas of the Condominium Property. All waste material shall be immediately disposed of.
4. Patios shall not be used for the storage of any unsightly items which may be viewed by other unit owners in the same cluster.
5. Garage doors shall, within reason, be kept closed at all times in order to maintain the beauty of the grounds.
6. Firewood shall be checked for insects and rodents before it is stored anywhere on the Condominium Property.
7. In order to maintain the architectural character of Baywood Estates, no change, alteration, construction or decoration shall be permitted in the Common or Limited Common Areas without the prior written consent of the Association, through its Board of Managers.
8. No signs shall be displayed without the prior written consent of the Association, through its Board of Managers.
9. Each unit owner shall keep the Common Areas adjacent to his unit and the Limited Common Area accessory to his unit clean and free of rubbish & debris.
10. No vehicle shall be parked in such a manner so as to deny access to or from any other parking space, garage or driveway.

11. In order to preserve the guest parking spaces, each unit owner shall use his garage and the spaces behind it before parking in any other space.
12. Each unit owner shall maintain his unit, including water and sewer lines serving said unit, in good order, condition, replacement and repair, and shall reimburse the Association for expenses it may incur by reason of his failure to do so (ex. clogged sewer line). Flushing sanitary items and diapers and pouring cooking grease in sink drains is expressly prohibited. Sufficient cold water should be used when using garbage disposer.
13. It is the responsibility of each unit owner to obtain a homeowners insurance policy insuring his unit (as defined in Article 6.1 of the Declaration) and all improvements and betterments made by such unit owner at his expense against loss by fire and other hazards embraced by extended coverage and vandalism and malicious mischief.
14. The Association, through its Board of Managers, may authorize legal action (including the filing of a lien pursuant to Section 12.2 of the Declaration) to secure payment of the common expenses for which any unit owner is in default. The unit owner who is in default shall be liable for any and all legal fees and court costs incurred in the recovering of the common expenses.
15. All communication to the Association or to the Board of Managers shall be in writing and sent to 3290 Richmond Road, Beachwood, Ohio 44122.
16. The Board of Managers may in its discretion impose fines against any unit owner violating any of these rules and regulations.