

**SCHEDULE A**  
**OF THE BYLAWS OF**  
**THE VILLAGE AT WESTHAVEN ASSOCIATION**  
**OF CONDOMINIUM OWNERS, INC.**  
**("Association")**

**RULES AND REGULATIONS OF THE ASSOCIATION**

1. USE. All units shall be occupied solely for residential purposes. The foregoing restriction shall not prohibit a home office as long as the office is not used for meeting with clients or customers and no other activities are carried on within the office that adversely affect the Condominium or the occupants of other units. The occupancy of the units shall also be subject to the restrictions in the Declaration with respect to housing for older persons and the occupancy of units by non unit owners.
2. UNIFORMITY OF APPEARANCE. The members owning the unit shall not engage in or permit any modification to the exterior of a unit that would disrupt the uniformity of the appearance of the exterior of the building containing the unit.
3. NO OBSTRUCTION/STORAGE IN COMMON ELEMENTS. Except as otherwise expressly authorized in the Declaration, Bylaws or Rules and Regulations, there shall be no obstruction of the common elements and nothing shall be stored in the common elements without the prior written consent of the Board of Directors.
4. VEHICLES AND PARKING. The parking and use of vehicles within the common elements shall be subject to the following restrictions and requirements:
  - A. No commercial vehicle, motor home, recreational vehicle, boat or trailer may be parked outside of a garage.
  - B. The number of vehicles allowed to be parked in the common elements or limited common elements by the occupants of a unit shall be limited to the number of garage spaces allocated to a unit.
  - C. Vehicles are not permitted on the patio, deck or grass areas. For the purpose of this section, the term "vehicles" includes motorcycles, bikes and snowmobiles.
  - D. All auto repairs, maintenance (excluding washing) must be done in the garage.
  - E. Any damage caused to a driveway (due to oil, petroleum products, etc.) by a resident's vehicle must be repaired at the expense of the member(s) owning the unit.
  - F. Overhead garage doors must be closed when not in use for ingress and egress.

5. SIGNAGE RESTRICTIONS. No sign of any kind shall be displayed to public view on or from any unit or in the common elements without the prior consent of the Board of Directors, except:
- A. One sign with an area of not more than 6 square feet placed in the window of the unit used by the owner of the unit or a realtor to advertise the sale of the unit. A sign permitted under this paragraph shall be removed immediately after there is a binding contract for the sale of the unit with no contingencies.
  - B. One temporary sign directing people to an open house for the sale of the unit; provided that the sign shall be placed in the common elements no more than two hours prior to the open house and removed within one hour after the close of the open house.
  - C. One temporary sign with an area not to exceed 6 square feet displayed for not more than 72 hours to advertise or direct people to a garage sale, social gathering or special event. All signage permitted under this paragraph must have the prior written approval of the Board of Directors.
  - D. Directional or informational signs placed in the common elements by the Association.
6. ANTENNAS, SATELLITE DISHES AND OTHER EQUIPMENT. No ham radio antennas, private radio towers or other antennas shall be permitted on the outside of any unit or in any of the common elements without the prior consent of the Board of Directors. To the extent allowed by law, no satellite television dishes or antennas shall be located on the exterior of any unit or in any of the common elements without the prior consent of the Board of Directors. Any damage to the exterior of a building, or the common elements caused by the installation or removal of an antenna or satellite television dish shall be repaired in a good and workmanlike manner at the expense of the member(s) owning the unit connected to the antenna or satellite television dish.
7. ANIMALS. No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit or allowed in the common elements, except that not more than 2 household pets cumulatively weighing less than 30 lbs. (with no one pet weighing more than 20 lbs.) shall be permitted to be kept in a unit and allowed in the common elements provided that any such pet shall be subject to the following requirements and restrictions:
- A. All pets in the common areas must be on a leash or otherwise under control.
  - B. Dogs must not be left unattended in a garage or in the common elements.
  - C. The member(s) owning the unit are responsible for the pets of anyone living in or visiting the unit.

- D. The member(s) owning the unit are responsible for any damage caused by the pet of anyone living in or visiting the unit, including landscape damage.
  - E. The member(s) owning the unit are responsible for making certain that any animal waste from the pets of anyone living in or visiting a unit is immediately picked up and properly disposed of and that all used kitty litter is placed in a securely sealed plastic bag and properly disposed of.
  - F. No exceptions to Rule 7 will be allowed without prior written consent of the Board
  - G. No one pet weighing more than 20 lbs. at full maturity.
8. GARAGE SALES. All garage sales or other events of a similar nature shall require the prior written approval of the Board of Directors.
9. GARBAGE, REFUSE AND RECYCLABLES. The storage and disposal of garbage, refuse and recyclables shall be subject to the following regulations and restrictions:
- A. All garbage, refuse and recyclables must be kept in the garage of the unit, except when set out for pick-up.
  - B. All non-recyclable garbage and refuse must be kept in properly covered containers or inside sealed plastic bags. Recyclable materials must be sorted, stored and disposed of in the manner required by applicable recycling rules and regulations.
  - C. All garbage, refuse and recyclables shall be deposited in the location specified for pick-up by the Association.
  - D. All garbage, refuse and recyclables shall be deposited at the designated pick-up area only after four p.m. the day before the day scheduled for pick-up or the day scheduled for pick-up.
  - E. All reusable containers for garbage, refuse and recyclables must be removed from the designated pick-up area within twelve (12) hours from the time of pick-up.
10. NOXIOUS ACTIVITY. No noxious or offensive activity shall be carried on in any units or in the common areas, nor shall anything be done therein which may be or become an unreasonable annoyance or nuisance to others.
11. GRILLS. No charcoal grills, gas grills or similar appliances may be used on any patio or deck, unless permitted under applicable local and state fire codes.

- A. No outdoor fire pits, fire places, metal or clay chimenea will be allowed without prior written consent of the Board.
12. NO ACTIVITIES RESULTING IN INCREASE IN INSURANCE RATES. Nothing shall be done or kept in any unit, or in the common elements, which will increase the rate of insurance on the common elements, without the prior consent of the Board of Directors. No unit owner shall permit anything to be done or kept within his/her unit or in the common elements which will result in the cancellation of insurance on any unit or any part of the common elements, or which would be in violation of any law, ordinance or regulation. No waste will be committed in the common elements.