

**RULES AND REGULATIONS
OF
LAKESHORE TERRACE CONDOMINIUM ASSOCIATION, FAIRFIELD GLADE**

We want to preserve the Lakeshore Terrace Condominiums for the pleasant living the increasing number of permanent Lakeshore Terrace residents enjoy, as well as protect the interest of non-resident owners. We consider this a retirement/resort area with many benefits. We also want to maintain our rights to have the area secure in the attractive surroundings to which we have all been accustomed.

1. Lakeshore Terrace Condo owners and/or the agent that rents their units are responsible for furnishing their tenants a copy of these "Rules and Regulations".
2. Bicycles, scooters, baby carriages, strollers, toys or other personal articles shall not be allowed to stand in any common areas, nor unit entrance walk ways. These types of items must be stored out of sight in the owner's unit.
3. Porch decks and concrete patios shall not be used for storage of other than normal patio items. Limited use areas such as under porch decks may be used for storage, provided the area is enclosed at the unit owner's expense with lattice to screen stored items from sight. Garbage can areas shall not be used for storage.
4. No boat trailers shall be parked near the loading ramp for more than 72 hours. Common ground shall not be used for boat or trailer storage. Boats must be floating in lake with ties to stakes provided by Lakeshore Terrace Association. Tying boats to trees or pulling them onto the common grounds is not permitted.
5. No owner or tenant shall make or permit any noise that will disturb or annoy the occupants of any of the units in the development, or do, or permit anything to be done, which will interfere with the rights, comforts or convenience of other owners or tenants. Fireworks, as well as discharging of firearms, are forbidden on Fairfield Glade property.
6. Each owner or tenant shall keep such owner's unit in a good state of preservation and cleanliness and shall not allow clutter to accumulate on the exterior of the unit area. Hanging laundry from windows, balconies or patio dividers is a rule violation and as such, will be dealt with by the Condominium Administrator.
7. No shades, awnings, window guards, storm windows or doors, ventilators, fans or air conditioning devices shall be used on the exterior of the building such as will disturb the harmony or exterior appearance except as shall have been approved by the Condominium Administrator.

8. All garbage and refuse from the apartments shall be deposited with care in garbage containers intended for such purpose. **EXCESSIVE ACCUMULATION WILL BE REMOVED AT UNIT OWNER'S EXPENSE.** Garbage and refuse containers shall be kept hidden from view by storing same in air conditioning enclosures provided with each unit.
9. Association management employees shall not work for co-owners or tenants during the employees' normal work schedule for the Association.
10. Dogs or cats shall not be permitted in any public portion of the development unless carried or on a leash. The Fairfield Glade Dog Ordinance requires that all dogs wear collars, be registered with Security, wear I.D. tags, have rabies shots and be leashed. Free roaming animals will be reported to Security. No other animals shall be allowed to be kept or harbored in the Lakeshore Terrace Condos.
11. No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise designed for profit, altruism, or otherwise, shall be conducted, maintained, or permitted on any part of the property. Specifically garage and yard sales are considered to fall under this article and are not permitted.
12. "For Sale", "For Rent", or " For Lease" signs must be no larger than 18 inches by 24 inches. Once sold, no "sold" signs shall be displayed. Only one sign is allowed and it must be placed on the inside of a window of the unit. No other signs are allowed.
13. Nothing shall be altered or constructed in or removed from the common areas except upon the written consent of the Administrator.
14. All radio, television, individual television antennas, HVAC equipment, or other electrical devices of any kind or nature installed or used in a unit must be approved by the Board of Directors prior to installation. Nothing shall be installed on the roofs.
15. The Condominium Administrator and any contractor or workman authorized by the Administrator may enter any room or apartment at any reasonable hour of the day, after notification (except in case of emergency) for the purpose of inspecting such apartment for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests.
16. Each unit owner or tenant is entitled to one over-night parking space. If the owner or tenant has a second vehicle, it may be parked in a visitor space on a "first come" basis. **OWNERS OR TENANTS VEHICLES SHALL NOT EXCEED TWO.**
17. No vehicle which cannot operate on its own power shall remain on the Lakeshore Terrace for more than seven days. No major repairs will be done on the Lakeshore Terrace property. Vehicles in violation will be towed at owner's expense.

18. Overnight parking of vehicles exceeding 3/4 ton capacity, or campers, or any recreational vehicles are not allowed.
19. No vehicle belonging to an owner or to a family member, 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 space.
20. All damage to the unit's exterior caused by the moving or carrying of any article therein shall be paid by the owner responsible for the presence of such article.
21. Flammable fluids, explosives or items deemed extra hazardous to life, limb or property are not allowed in condo units.
22. No owner or tenant shall do any painting or decorating of the exterior of the unit or to the patio, fences, parking spaces or storage areas unless permission is granted by the Administrator. Exception to this rule being Holiday decorations. Any owner wishing to decorate or plant flowers, trees, or shrubs outside of his patio area must obtain written permission from the Board of Directors before doing so.
23. Draperies, curtains, or blinds must be installed by each unit owner on all windows of his unit and must be maintained in such windows at all time. The color of the portion of such draperies, blinds, or curtains visible from the exterior shall be neutral. A notice shall be sent to owners not conforming to make appropriate changes.
24. Solicitation in the Lakeshore Terrace Condominiums is prohibited at all times.
25. Any damage to the building, recreational facilities, or other common areas or equipment caused by children or their guests shall be repaired at the expense of the unit owner.
26. Complaints regarding the actions of other owners or tenants shall be made in writing to the condominium administrator.

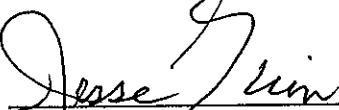
PENALTIES FOR RULES VIOLATION

A. There shall be a \$100.00 penalty assessed against the UNIT OWNER for violation of these Rules and Regulations, regardless if said violation is committed by an owner, tenant or guest.

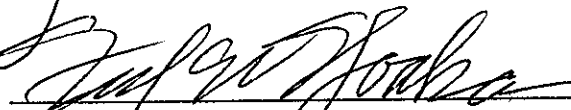
B. A lein will be placed against an owner's unit if assessed penalty is not paid within 90 days. The unit owner will also be charged for all court and filing costs in addition to the original penalty fee.

C. The Lakeshore Terrace Manager, after giving a warning of a violation, will give due notice to the owner of any penalty to be assessed.

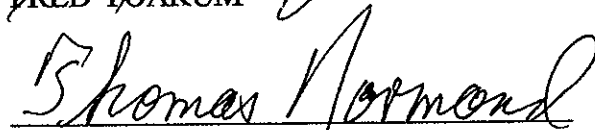
As established by the Board of Directors October 2, 1995



JESSIE GUIN



FRED YOAKUM



THOMAS NORMAND



BESSIE SMITH



MAURICE BELLVILLE