

ABBY CHASE CONDOMINIUMS

Rules and Regulations

1. No two tone/contrasting colors on the unit exteriors - monochrome paint pallet only
2. Paint color must be approved by the board of directors prior to painting using the established Exterior Modification Form
3. Any planting in the common area green space must be approved by the board of directors prior to planting using the Exterior Modification Form
4. Garage lights must be in working order and remain illuminated daily from dusk to dawn
5. Nothing may hang on the courtyard gates except temporary holiday related items
6. Anything in violation of current governing documents or rules that had previously been approved by a board must be brought back to its original condition before the unit sells
7. Driveways are the individual unit owner's responsibility to be kept clean of debris

Fine Policy for Violations of Governing Documents and Rules and Regulations:

1. First Notice - Resident has 21 days to respond and propose a plan and timeline to correct the violation.
2. Second Notice - The resident has 10 days to correct the issue and if not corrected a \$75 fine will be assessed and \$25 for each week thereafter until the violation is corrected.
3. All related legal fees will be charged to the unit owner's account.
4. Lien will be placed on unit for unpaid expenses.

Unauthorized exterior modifications will result in a \$75 fine with an expectation that the modification be altered to meet current bylaws