

**OAKMONTE AT MILL RIVER
ADOPTED RULES & REGULATIONS**

ADOPTED 7/24/2014

INTRODUCTION

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Violation of any of the Rules and Regulations may result in a fine assessed against the Co-owner.

Our goal for these rules will be most easily achieved if we all remember and follow three simple, familiar guidelines:

- **Consideration of Others**
- **Common Sense**
- **Good Taste**

Your understanding and continuing cooperation in implementing these rules will be greatly appreciated by all of your Oakmonte neighbors.

Sincerely,

The Board of Directors for Oakmonte at Mill River

SUMMARY OF MASTER DEED RESTRICTIONS

Uses Permitted

No Co-owner shall carry on any commercial activities anywhere on the premises of the condominium. No more than four (4) persons shall continuously occupy any unit in the condominium.

Architectural Control

Any change to the exterior appearance of your unit (deck, patio, windows, etc.), interior structure or landscape must be approved by the Architectural Control Committee.

Aesthetics

The common elements shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind.

Decks

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Garages

Garages shall not be used for storage of operational vehicles or incidental storage. Garages shall not be used for work rooms, living area or storage of prohibited vehicles. Garage doors shall remain closed while not in use.

Barbecues

Charcoal grills are not allowed on the common or limited common elements at any time. The only outdoor cooking devices permitted in the condominium are grills that use propane gas which are located at least ten (10) feet from the buildings. The use of propane gas grills shall be further subject to all municipal regulations which apply to propane cooking devices.

Alteration and Modification of Common Elements

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Activities

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Vehicles

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Air Conditioners

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Water Meter Areas

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Use of Lakes

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ADOPTED RULES & REGULATIONS**

ADOPTED 7/24/2014

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ADOPTED 7/24/2014

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Garages shall not be used for storage of operational vehicles or incidental storage. Garages shall not be used for work rooms, living area or storage of prohibited vehicles. Garage doors shall remain closed while not in use.

Barbecues

Charcoal grills are not allowed on the common or limited common elements at any time. The only outdoor cooking devices permitted in the condominium are grills that use propane gas which are located at least ten (10) feet from the buildings. The use of propane gas grills shall be further subject to all municipal regulations which apply to propane cooking devices.

Alteration and Modification of Common Elements

No Co-owner shall make alterations to the common elements, limited or general, without express written approval of the Board of Directors.

Activities

No immoral, improper, unlawful or offensive activity shall be carried on in any unit or upon the common elements, nor shall anything be done which may be or become an annoyance or nuisance to the Co-owners of the Condominium. Any construction activities being done inside a unit shall only be done between the hours of 8:00 a.m. - 5:00 p.m.

Vehicles

No boats, trailers, campers, motorcycles or recreational vehicles of any kind shall be stored upon the premises at any time.

No inoperable or commercial vehicles (other than those present temporarily on business for less than eight (8) hours), shall be stored upon the premises at any time.

Pets

No Co-owner shall have more than one (1) dog and one (1) cat (not to exceed 30 pounds) in the condominium without prior written approval of the Association. Any pets kept in the condominium shall have such care and restraint as not be obnoxious on account of noise, odor or unsanitary conditions. No savage, exotic or dangerous animal shall be kept. No animal may be permitted to run loose upon the Common

Elements, and any animal shall at all time be attended by a responsible person while on the Common Elements. No animal may be tethered or chained anywhere in the Overall Development, whether to poles, trees, or otherwise. Any person who causes or permits an animal to be brought or kept on the Condominium property shall indemnify and hold harmless the Association for any loss, damage or liability that the Association may sustain as a result of the presence of such animal on the Condominium property. The following breeds of dogs are prohibited from all sites and the Overall Property: (i) American Pit Bull Terrier; (ii) American Staffordshire Terrier; (iii) Doberman Pinscher; (iv) Rottweiler; and (v) any crossbreeds of dogs that contain one or more of these breeds.

Weapons or Hunting

No Co-owner shall use, or permit the use by any guest or member of such Co-owner's family, of any firearms, air rifles, pellet guns, B-B guns, bow and arrows, sling shots, or other similar weapons, projectiles or devices anywhere on or about the Condominium for any reason whatsoever, including, but not limited to, the hunting of animals.

Air Conditioners

No external air conditioning unit shall be placed in or attached to a window or wall of any residence or structure.

General Restrictions

No clotheslines. No clotheslines or outside drying of laundry shall be permitted.

No signs or other advertising devices may be displayed from the exterior of the site or on the common elements.

It shall be the responsibility of each Co-owner to prevent the development of any unclean, unsightly or unkempt conditions.

Water Meter Areas

Water meter areas shall not be used for personal storage at any time.

Use of Lakes

Co-owners, including their guests and invitees, are prohibited from the following activities in or on any lake within the overall property: (i) use of boats, canoes, rafts, or watercraft of any kind, snowmobiles, all-terrain and all other recreational vehicles; (ii) swimming and ice skating; (iii) construction of docks; and (iv) use of any lake for the purposes of irrigation.

Antenna

No exterior antennae receiving devices, or satellite dishes of any kind or nature whether freestanding or mounted upon any unit or other structure shall be permitted, unless such device is first registered and approved by the Board of directors. Any such approved device must be a "mini-dish", not to exceed one meter in diameter located on a limited common element appurtenant exclusively to the unit owner desiring to install the device and fully screened from view. No antenna may be installed on the roof, through the shingles.

Pool and Exercise Room Use and Clubhouse

The swimming pool and exercise room is for Co-owners use and guests. Only the Co-owner has a hand scan for entrance. The spa is for adults 16 years or older.

Rental of the clubhouse is available through RTI Management.