

GREEN CAY VILLAGE TOWNHOMES  
Rules Regulations and Guidelines  
***OWNER, OWNER'S TENANTS, DEVELOPER'S TENANTS***

The definitions contained in the Declaration of Covenants, Conditions and Restrictions for Green Cay Village Townhome HOA are incorporated herein as part of these Rules and Regulations.

The owners and lessees of each Lot shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association. Sanctions may include reasonable monetary fines, which shall be levied as Special Assessments as provided in this Declaration, and suspension of the right to vote and the right to use the recreation facilities.

1. No bicycles, tricycles, scooters, baby strollers or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, townhome front doorways, sidewalks and streets shall not be obstructed with these items.
2. Any damage to the Common Areas, property, or equipment of the Association caused by any Owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.
3. An Owner will not park or position his vehicle as to prevent access to another Lot. The Owners, their families, guests, invitees, licensees, and lessees will obey the parking and traffic regulations for the safety and welfare of all Owners.
4. No vehicle which is unlicensed or in operable may be kept or stored on the Property unless kept fully enclosed inside a garage. No repair work to any type of motor vehicle, boat or trailer shall be conducted on any Lot other than minor repairs, cleaning or waxing which is completed in less than 24 hours. Each Lot Owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
5. All garbage and refuse from the Lots shall be deposited with care in each Owner's *private garbage container, which shall be placed so they are not visible from the Roads or from the adjoining Units*. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pick up and removal. After pickup, all containers need to be stored and not visible from the road within twenty- four (24) hours during the week and forty-eight (48) hours on the weekends and no littering shall be permitted.
6. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules and regulations as needed.
7. Complaints regarding the management of the Association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
8. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.

9. Nothing may be left outside on the Unit Lot when not actually being utilized or during the night time hours without the specific written approval of the Association. This includes, but is not limited to bicycles, tricycles, scooters, baby strollers, basketball nets, play houses, skate board ramps or other similar vehicles or toys, storage sheds, garbage cans, trash containers and recyclable bins.
10. At all times, all dogs and cats must be on a leash when off the Unit's Property. Pet Owners or their custodians are required to pick up and dispose of their animal's waste immediately.
11. Small pick-up trucks, vans and sport utility vehicles of the type commonly used as private passenger vehicles may be parked or stored in approved parking areas, so long as no commercial equipment or lettering or graphics is exposed to view. No owner shall store chemicals that may jeopardize the safety and health of other homeowners in the community.
12. No hedges, trees, landscaping, planting, or relocation of plants shall be done without prior approval of the Architectural Control Board (ACB)/Architectural Review Committee (ARC) or relocation of plants and the Townhome/Master Association. Any outside alterations, examples such as painting, screened enclosures, pavers or installation of patios, but not limited to, may not be done without prior approval of the ACB/ARC. All work must be performed by licensed and insured vendors showing Association as additionally insured. In addition, all construction work must be performed during normal business hours during the week.
13. No noxious or illegal activity shall be carried on upon a Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood or any other Lot Owner. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot. In the event an owner shall fail or refuse to keep his Lot free of unsightly plants or objects, then the Association may enter upon said Lot and remove the same at the expense of the Owner and such entry shall not be deemed a trespass.
14. Suspension of membership rights (this includes guests or invitees) will be in effect if the Lot owner is delinquent for more than 90 days in payment of any assessment due to the Association. Membership rights include use of pool, fitness and recreation rooms.
15. OWNER, TENANT, ASSOCIATION AGREEMENT –This is a (3) party agreement between the Owner, Tenant and Association. Based on Current Law , this agreement states that if the owner is delinquent with the maintenance fees the association has the right to demand that the tenant pay the rent directly to the association. Also, Owner must furnish the association with a copy of the current Owner/Tenant lease agreement background check of tenant (Mandatory) and acceptance of the Green Cay Village Community Rules and Regulations. Interview process may be required.  
**(A NON-REFUNDABLE \$100 Application Fee will apply.)**
16. NO PARKING ALONG OLD FARM TRAIL or any other grass areas. (Continuous violation could result in a fine.)

By Resolution of the Board of Directors of Green Cay Village  
01/25/2011