

**RULES AND REGULATIONS
FOR
VISTA TOWERS CONDOMINIUMS**

ARTICLE I

GENERAL REGULATIONS

1. Except for the sales activities of Developer, no retail sales or manufacturing business activity, nor any business activity which might involve a material increase in the number of visitors on the Property or a nuisance to any Owners or Occupants, whether or not any such business activity is designed for profit, shall be permitted on the Property.
2. Each Owner or Occupancy shall comply with all applicable laws, ordinances and regulations and shall save the Association and other Owners and Occupants harmless from all fines, penalties, costs and prosecutions for any violation thereof.
3. No garbage cans, trash barrels or other obstructing personal property shall be placed upon the owner's property or in the common areas nor shall anything be hung or shaken from windows, balconies or patios. No bicycles shall be stored on patios or decks. Potted plants are allowed on patios or decks however they shall not be hung from railings nor set higher than two feet from floor. No clothes, sheets, blankets, laundry or any other kind of article shall be hung out of a unit (whether from a balcony, patio or window) nor shall articles of any type be placed on a sill or railing. No accumulation of rubbish, debris or unsanitary material shall be permitted on the owner's property or in the common areas. Personal property such as (but not limited to) toys and vehicles shall not be left or stored in common areas.
4. Refuse shall be placed in properly tied, non-leaking garbage bags, and placed in the trash receptacle provided on each floor.
5. The removal of refuse or litter created in the Common Areas and Facilities by any Owner or Occupant, or a guest thereof, shall be the responsibility of such Owner or Occupancy, and if not removed, the Association may charge such Owner or Occupant for the costs incurred in the removal of refuse or litter. Owners and Occupants will use their best efforts to prevent the Common Areas and Facilities from becoming unsightly.
6. No "For Sale" or "For Lease" signs of any type are allowed to be placed anywhere on the property, including in window of Owner's Unit.
7. Damage to the property caused by the moving or carrying of articles thereon shall be paid for by the Owner or person in charge of such articles. Damage to the property of others, including the Common Areas and Facilities, resulting from misuse of such facilities, of any nature or character whatever, shall be paid by the Owner of the Unit.

8. Hallways, sidewalks, stairways, driveways, and other portions of the Common Areas and Facilities used for access to the Units or parking areas shall not be obstructed or used for any other purposes than for ingress and egress.
9. No noxious or offensive activity shall be carried on in any Unit or in the Common Areas and Facilities; nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to the other Owners or Occupants. No Owner or Occupant shall make or permit any disturbing noises on the property by family or guests.
10. Each Unit Owner or Occupant shall have the right to use the Community Room and Guest Room. Such Common Areas and Facilities will be shared with all Unit Owners or Occupants. Unit Owners can reserve the use of the Community Room and Guest Room for private functions under terms and conditions established by the Board. Failure to comply with the rules and regulations promulgated by the Board shall result in the Unit Owner's or Occupant's loss of use of these areas.
11. Each Owner and Occupant shall keep his Unit, and all Limited Common Areas assigned to such Unit, in a good state of cleanliness.
12. Toilets and other plumbing shall not be used for any purpose other than for which they were constructed, and no sweepings, rubbish, rags, papers, ashes or other substance shall be thrown therein.
13. Neither water nor any other utility provided or paid for the Association shall be wasted by any Owner or Occupant.
14. No Owner or Occupant shall interfere on any manner with any portion of the heating or lighting apparatus in or about the property.
15. No radio, television, satellite dishes or other antennae shall be installed by any Owner or Occupant anywhere on the property.
16. Owners and Occupants shall not place identification or other signs in any place in the buildings (i.e. mailbox, mailbox directory, front doors, etc.) other than that approved and provided by the management of Vista Towers.
17. No awnings or window guards shall be used on windows except as shall be provided or approved by the Association.
18. Owners/Occupants shall close all windows when necessary to avoid damage from storms, rain or freezing.

19. All radio, television or other electrical equipment of any kind or nature installed or used in any Unit shall fully comply with all the rules, regulations, or recommendations of the Board of Fire Underwriters and other public authorities having jurisdiction.
20. Owners, Occupants and their employees or guests shall not at any time enter upon the roof of the buildings, except for the purpose of inspection or repair.
21. Nothing shall be done or maintained on the property which will increase the rate of insurance for the property or contents thereof. No Owner or Occupant shall permit anything to be done or kept in his Unit or in the Limited Common Areas and Facilities which will result in a cancellation or increase in the cost of insurance on the property or contents thereof, or which would be in violation of any law.
22. No Owner or Occupant shall alter, impair, or remove any item from the Common Areas and Facilities or the Limited Common Areas without the prior written consent of the Association. No owner or Occupant shall paint, stain or otherwise change the color of any exterior portion of the building.
23. No additional building, tent or structure of any kind shall be placed, erected, kept or maintained on the property without prior approval from the Association.
24. Unless the Association gives advance written consent in each instance, Owners and Occupants shall not install or operate any machinery, refrigerating or heating device or air conditioning apparatus, except for common household appliances, in any Unit, or use or permit to be brought into any Unit any gasoline or other explosives or inherently dangerous articles.
25. No animals of any kind may be permitted or retained on the Property, except that an Owner or Occupant may keep on the Property up to two domesticated house pets weighing no more than twenty-five (25) pounds each and one foot in height. Dogs must be on leash held by a responsible person at all times when not on Owners' or Occupant's property (common areas not regarded as Owner/Occupant property in this instance) and Owner or Occupant shall be responsible for prompt removal of solid animal waste. No pets shall be allowed to excrete on decks.
26. Owners and Occupants are responsible for the conduct of their guests, and shall apprise such guests of these Rules and Regulations.

ARTICLE II

PARKING AREA REGULATIONS

1. Garage doors shall be kept closed at all times except during immediate ingress and egress.


2. No vehicle belonging to an Owner or Occupant or their guests, shall be parked in any manner as to impede or prevent access to any other parking area. Each Owner or Occupant, and their guests, shall obey all parking regulations as may be posted by the Association.
3. No Owner or Occupant shall cause or permit the blowing of any horn from any vehicle in which such Owner or Occupant is an occupant anywhere on the property except as may be necessary for safe operations thereof.
4. No vehicle shall be left standing anywhere on the property in a non-operative condition. No repair of vehicles will be permitted on the property.
5. The Association reserves the right to remove any vehicles parked or placed in an unauthorized manner at the expense of the respective owners thereof.
6. No motor homes, campers, or vans rated at more than three-quarter ton will be allowed in any parking areas of the property.

ARTICLE III

MISCELLANEOUS

1. Complaints regarding services provided by the Association or the operation of the property shall be in writing to the Association.
2. An Owner or Occupant may apply to the Association for a temporary waiver of one or more of the foregoing rules and regulations. Such temporary waiver may be granted by the Board of Directors, such temporary waiver will not interfere with the rights of other Owners or Occupants.
3. The Association shall make other such Rules and Regulations from time to time as may be deemed necessary for the safety, care, and cleanliness of the property and for securing the comfort and convenience of all of the Owners and Occupants. No such additional or modified Rules and Regulations shall take effect until thirty (30) days after it is communicated in writing to the Owners and Occupants. Any Rules and Regulations adopted by the Association may be replaced or otherwise superseded by a vote of the majority of the Owners.

IN WITNESS WHEREOF, the Developer has executed these Rules and Regulations for Vista Towers Condominiums on this 15th day of March, 2004.


Donald A. Dunham, Jr. - Developer

