

NORTH SHORE CONDOMINIUM

RULES AND REGULATIONS OF
NORTH SHORE COUNTRY HOMES
ASSOCIATION, INC.

PREFACE

The Rules and Regulations established by the Association are not designed or proposed to restrict or infringe on the rights of anyone. They are set forth to insure your full enjoyment of North Shore Condominium. Cooperation by everyone is expected. Guests and tenants are subject to the same Rules and Regulations as owners.

METHOD FOR ENFORCING RULES AND REGULATIONS

1. Owners should discuss infractions of Rules and Regulations with the neighbor or resident-owner involved, if at all possible. If this is not successful or possible, then the resident shall notify the Board of Directors in writing, signed by the complainant.

2. Upon first infraction of a rule, the offending resident will receive a letter from management or the Board of Directors. Upon the second infraction of a rule, the resident will be requested to appear before the Board of Directors. If a satisfactory settlement is not reached at this meeting, legal proceedings or such other action approved by the Board may begin.

METHOD FOR CHANGING OR ADDING RULES AND REGULATIONS

Owners wishing to change or add a specific rule or regulation should make their request in writing to a member of the Board of Directors for consideration.

NUISANCES

1. Residents shall refrain from any activity that creates a nuisance to neighboring residents, in the judgment of the Board of Directors.
2. Dogs shall not be allowed to run loose at any time. Unit owners will be responsible for picking up after their animals. Dog runs must be landscaped and not visible from the street and the location approved by the Board of Directors in writing. Dogs shall not be locked up or kept on a leash which results in continuous barking.
3. Noise from social gatherings such as music which may be heard by neighbors shall not continue beyond 10:00 p.m. weekdays, and midnight on Friday, Saturday and days before Holidays. The Board of Directors reserves the right to change the hours from time to time.
4. Flammable or noxious materials shall only be stored in certified containers.
5. Extended car maintenance or repairs shall be performed inside the garage or off the property, and not in the driveway or street. Garage doors shall be closed except when entering or leaving.
6. Owners of recreational vehicles and trailers too large for parking in a garage should make arrangements for their storage off North Shore Condominium premises if they are to be kept at the house for more than 48 hours.

COMMON AREAS

1. Bar-b-ques and campfires are not permitted except by approval of the Board of Directors.
2. Camping is not permitted except by the approval of the Board of Directors.
3. Activity considered a nuisance to neighbors, dangerous or damaging to the grounds, in the opinion of the Board of Directors, is not permitted.
4. Flowers may not be picked or transplanted, or wood removed from the property, without the consent of the Board of Directors.
5. Tree houses, sheds or and other construction is not permitted in the common elements.

LANDSCAPE MAINTENANCE

Individual patios and private courtyards shall be maintained by each resident. Landscaping of the common grounds shall be under the direction of the Association, and paid for by the Association as a common maintenance charge.

HUNTING AND TRAPPING

The hunting and trapping of animals or the use of firearms, including but not limited to handguns, rifles, shotguns, BB and pellet guns, sling-shots, and bows and arrows are not permitted on the North Shore Condominium property.

END OF RULES AND REGULATIONS