

EASTWOOD SHORES #1 CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS

REVISED JANUARY 2018

1. Prior Board approval is required for all leases/sales of units. Leases must be for a minimum of 90 days. (No more than 2 per 12 month period allowed.) All leases/sales must be submitted on the approved application with a check for \$100.00 and a copy of the contract or lease. The management company will run a criminal/credit background check on the applicant prior to forwarding for Board approval. It is the responsibility of the owners to leave a copy of these rules in all rentals.
2. Units are to be used for single family residences. No unit shall be occupied by more than two (2) persons per bedroom.
3. **SPEED LIMIT of 15 MPH IS TO BE OBSERVED IN ALL OF Eastwood Shores Community.**
4. No nuisance **will be tolerated.** Loud noises, radios, TV's, barking dogs, boisterous parties broken mufflers, etc.
5. Trash pickups are on **Tuesday** and **Friday**. It must be tied in plastic bags in covered trash containers. Trash containers can be put out at night with lid otherwise it attracts wild animals. Trash containers must be removed from roadway or grass area the same day. **At no time is trash to containers to be stored outdoors.**
6. No signs, notices or advertisements shall be placed in any windows or common elements without the prior approval of the Board.
7. No exterior painting, planting, repairs additions, decorations or TV antennas/dishes are permitted without prior Board approval. Windows and patio screens must be kept in good repair.
8. No hanging of clothing or towels is permitted over railings or patio walls in public view.
9. No charcoal grills are permitted on balconies or enclosed patios. Gas/electric grills may be used with extreme caution.
10. No feeding of wildlife outdoors, such as birds, squirrels, or any other wildlife.
11. Only one (1) pet is allowed per unit. The pet must be twenty (20) lbs. or less at maturity. Prior Board approval is required. All pets must be leashed and picked up after. No pet shall be left outside unattended. **They must be walked away from buildings, shrubs, parking, and landscaped areas.** Excessive barking if continued after warning will cause the owner to have to remove the pet permanently from complex. No pets shall be raised for commercial purposes.
12. Owners will be held responsible for the actions of their lessees, children or their family members and guests. Including any damage to the common elements.
13. No ball playing, golf, frisbee, skateboarding, etc., on the sidewalks, driveway, or grass areas. Bike riding on the grass is prohibited.
14. Owners are responsible for maintaining the interior of their units. This includes the entire air conditioning system, plumbing, electrical facilities, and exterior electrical boxes.
15. Be careful of what you put down the drain and garbage disposal, the wrong items can damage the lift station. It costs you and others money if it gets backed up. Find information on the bulletin boards or get a copy from the POA (Property Owners Association) regarding this.
16. All complaints, violation notices, etc., will be kept confidential. All complaints must be in writing or emailed to: **bneubecker@ameritechmail.com.**

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PARKING

REVISED DECEMBER 2017

1. No vehicles belonging to the owner, family member or guest can be parked in the driveways or any place where it will prevent ready access to another Owner's unit or garage. **A minimum of two (2) vehicles per unit is allowed, one parked in the garage and the other in front of the garage door.** The extra space provided in the center of the building is for the exclusive use of the residents of that building only. **It is not for vehicle storage.**
2. Guest/visitor parking areas are not to be used by residents. Guest/visitor space usage may not exceed one (1) week.
3. No parking on grass or between buildings. Any damage done to sprinklers or grass will be at the Owner's expense.
4. No Commercial vehicles, boats, trailers, campers, or recreational vehicles are permitted on the common elements.
5. No automobile repairs, mechanical or otherwise are permitted on the property. Grease or oil spills are not permitted. Owners will be responsible for asphalt repairs.
6. All muffler systems on **all vehicles** must be maintained in accordance with City Ordinances regarding noise disturbance.

POOL FACILITY

1. The pool is exclusively for the use of Eastwood Shores Associations #1, #2 and #3.
2. Pool rules are posted at the pool area. The pool gate access key is available from Management for a \$25.00 deposit.