

**RULES AND REGULATIONS  
OF THE  
TOWNHOMES AT LIBRARY PARK OWNERS ASSOCIATION**

These Rules and Regulations are adopted by the Board of the Townhomes at Library Park Owners Association (the "Board") in accordance with Section 6.6 of the Declaration of Covenants, Conditions, Restrictions and Easements for Townhomes at Library Park Owners Association ("Declaration").

1. Residential Use. Subject to Section 3.6.2 of the Declaration, Units shall be used for residential purposes only, and shall not be used at any time for business, or commercial purposes; provided, however, that an owner may use his or her Unit for a professional occupation, so long as the applicable zoning permits such use, there is no external evidence of that use, and no unreasonable inconvenience to other residents of other Units is created thereby.
2. Draperies/Window Coverings. Each owner shall install window coverings within forty-five (45) days of purchasing their Unit. All window coverings visible from the exterior of the Building shall be white, beige or tan in color, or of such other color and material as may be approved by the Board, so as to preserve a uniform appearance through the exterior of the building.
3. Balconies/Rooftop Decks. No enclosures shall be allowed on any balcony or rooftop deck. Without the approval of the Board, wire, fencing or other mesh-type barriers shall not be erected on any balcony or rooftop deck. No barbeques, chimneys, or similar devices fueled by charcoal, wood, propane or liquid fuels, shall be maintained on any balcony or rooftop deck. Electric and natural gas cooking equipment, heaters and fireplaces placed on non-flammable surfaces is allowed on balcony and rooftop deck areas, with Board approval. Prior to installation of any hot tub on any balcony or rooftop deck, the Unit Owner shall apply to the Board for architectural approval. Such application shall include drawings of the hot tub showing the proposed location and wiring diagram, city permits, and any other information requested by the Board. Notwithstanding the foregoing, Unit Owners are solely responsible for any and all damages or liabilities resulting from the placement, operation, and use of a hot tub on any balcony or rooftop deck.
4. Pets. No livestock or poultry of any kind shall be raised, bred or kept. Domesticated birds or fish and other small domestic animals permanently confined indoors will be allowed, as long as their numbers do not exceed an aggregate of not more than two birds and four fish. No more than two dogs or cats may be kept in any Unit, or in total no more than two dogs and cats combined. Each owner of a household pet shall be financially responsible for any damage caused by said household pet. No dangerous or aggressive animals may be kept in any Unit. All household pets shall be controlled by their owner and shall not be allowed off their owner's Unit except when properly leashed or crated and accompanied by the pet owner, or such owner's representative. All pets shall be licensed and properly vaccinated and cared for. No pet which is a threat to other

residents, or causes unreasonable noise or damage shall be kept in any Unit. Without limiting the generality of the foregoing, the following list of breeds of pets may not be kept in any Unit at any time: (i) pit bull terriers, (ii) staffordshire terriers, (iii) rottweilers, (iv) german shepherds, (v) presa canarios, (vi) chows chows, (vii) doberman pinschers, (viii) akitas, (ix) wolf-hybrids, (x) mastiffs, (xi) cane corsos, (xii) great danes, (xiii) alaskan malamutes, or (xiv) siberian huskies. Owners shall immediately clean up and dispose of all pet waste. If a Unit occupant's repeatedly violates any of these rules and regulations, the Board may terminate the occupant's right to keep a pet.

5. Disruptive Sounds or Odors. No sound or odor shall be emitted from any Unit within the Project which is noxious or unreasonably offensive to others. Without limiting the generality of the foregoing, horns, whistles, bells, or other sound devices shall not be located or used on any Unit other than exterior speakers for which the Board may establish reasonable decibel limits for the sound emitted to ensure quiet enjoyment for all Units Owners. Cigarette smoke and marijuana smoke will be considered as offensive to others.
6. No Hazardous Activities. No activity shall be conducted on, and no improvement shall be constructed on, any part of the property which is or might be unsafe or hazardous to any Person or property. Without limiting the generality of the foregoing, no open fires shall be lit or permitted on any Unit except within a contained electric or gas barbecue or fireplace unit designed to eliminate the dispersal of burning embers.
7. No Unsightliness. All unsightly conditions, facilities, equipment, and objects shall be enclosed within a structure, including but not limited to snow removal equipment, trash containers, bikes, and garden or maintenance equipment, except when in actual use.
8. Mailboxes. The Board may place bulletin board or other areas for posting notices near the mailboxes. No posting of handbills, notices or other items will be allowed in mailbox areas without the approval of the Board.
9. Enforcement. The Board shall have the ability to enforce these Rules as permitted by the Declaration, and to set and impose fines for violations of these Rules and Regulations.
10. Amendment. The Board may amend these Rules and Regulations by majority vote of a quorum of Directors present at a duly-noticed meeting

These Rules & Regulations are hereby adopted this 28th day of February, 2017,  
by unanimous consent of the Members of the Board of Directors.