

THESE RULES HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS PURSUANT TO SECTION 7.16 OF THE L'AVENIR CONDOMINIUM DECLARATION:

A. CAR SHARE PROGRAM (rules effective December __, 2021)

1. The shared electric vehicle (Vehicle) shall be transferred from L'Avenir, LLC to L'Avenir Association (HOA) and titled in the HOA's name.
2. Only condominium unit owners (Owners) are permitted to drive the Vehicle. This excludes non-owner family members and others.
3. An Owner shall be designated from time to time by the HOA's Board of Directors to administer these rules and maintain appropriate records (Vehicle Administrator). The initial Vehicle Administrator is Laurie Davis.
4. An Owner may, subject to availability, reserve the Vehicle through the existing online reservation system. [TO BE DISCUSSED: The Owner shall pay to the HOA \$10.00 per reserved hour (or fraction thereof) whether the Owner uses the Vehicle or not.]
5. The HOA shall maintain an automobile insurance policy with at least the following coverages: \$1,000,000 liability (each person, each accident), \$1,000,000 property damage (each accident) and \$25,000 medical payments (each person).
6. The HOA shall also maintain an umbrella insurance policy with at least the following coverage: \$2,000,000 entity liability
7. Each Owner who drives the Vehicle (Driver) shall maintain an automobile insurance policy with at least the following coverages: \$1,000,000 liability (each person, each accident), \$1,000,000 property damage (each accident) and \$25,000 medical payments (each person).
8. Each Driver shall also maintain a personal umbrella insurance policy with at least the following coverage: \$2,000,000 personal liability
9. Each Driver shall provide the Vehicle Administrator written evidence of such coverages.
10. Each Driver shall provide the Vehicle Administrator written evidence of such coverages anytime an insurance policy is renewed, revised or replaced.
11. Each Driver shall provide written evidence that his individual insurance policies specifically cover the Vehicle and such policies are primary liability policies.
12. Each Driver indemnifies the HOA and other condominium owners as set forth in Article 17 of the L'Avenir Condominium Declaration.
13. In the event of an accident, the Driver shall, as soon as practicable:
 - a. Contact his insurance carrier, notify the Vehicle Administrator, and notify the HOA insurance carrier.
 - b. Pay his individual policy deductibles (or accident-related costs/liabilities if less than the deductible).

- c. Pay all costs/liabilities associated with the accident not covered by his individual policies.
 - d. Pay all costs/liabilities associated with the accident incurred by the HOA, including the HOA insurance policy deductibles, legal fees and related costs.
 - e. Pay all costs/liabilities associated with the accident incurred by any other Owner, including legal fees and related costs.
14. If, without Driver fault, the car breaks down on the road, the Driver shall:
- a. Notify the Vehicle Administrator as soon as practicable.
 - b. Arrange roadside assistance and towing, if necessary.
 - c. Coordinate repairs with the Vehicle Administrator.
The Vehicle Administrator shall cause the HOA to reimburse Driver for out-of-pocket costs incurred in arranging Vehicle repairs.
15. The Vehicle Administrator shall, with the assistance of other Drivers as needed, have the vehicle serviced annually and keep vehicle maintenance records up to date.
16. Drivers shall share responsibility for Vehicle washing, cleaning and relocation when snow removal is required as determined by the Vehicle Administrator.

B. UNIT RENTAL (rule effective December __, 2021)

No Owner shall rent or lease his condominium unit for any period of time without the prior written approval of the Board of Directors.

C. PETS (rule effective December __, 2021)

No Owner shall allow his pet(s) to roam outside the Owner's unit without direct supervision and such Owner shall clean up his pet's waste, if any, it being understood that the patio area behind the building and lawn areas are not intended for unsupervised pet exercise or relief.