

**VANTAGE POINT TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

- SECTION 1:** No building, landscaping (including but not limited to trees, shrubs, flowers, flower beds or grass), fence, wall or other structure shall be erected, placed, or altered within the Properties until the plans and specifications showing the nature, kind, shape, heights, materials, colors and location of the same shall have been submitted to and approved in writing by the Developer or the Association.
- SECTION 2:** No Owner or tenant in possession of any Parcel or Dwelling shall erect or cause to be erected any antenna, aerial or satellite dish, whether roof mounted or ground mounted, at or upon the exterior of such Parcel or Dwelling.
- SECTION 3:** No storm door shall be installed without the prior written approval of the Developer or the Association.
- SECTION 4:** No exterior awnings or canopies shall be permitted on any Parcel.
- SECTION 5:** No person shall construct a patio or otherwise pave, brick or asphalt any exterior surface without obtaining the prior written approval of Developer or the Association.
- SECTION 6:** No exterior lighting fixture shall be installed upon or within any Parcel without prior written approval of Developer or the Association.
- SECTION 7:** No window air conditioners shall be permitted within any Dwelling or Parcel.
- SECTION 8:** Ownership of a Parcel upon which is situated any unit of any attached townhouse unit shall entitle the Owner thereof to the use of not more than one automobile parking space, which shall be situated immediately outside the garage of the unit located on such Parcel. The designated parking areas shall be used for vehicle parking space for visitors to the Properties. All motor vehicles shall be parked in garages or designated parking areas.
- SECTION 9:** The driveway areas of the Common Area and Facilities are to be used as a means of ingress and egress from the private streets and public roads to the garages of the Parcels served thereby, and shall not be used for the parking of motor vehicles.
- SECTION 10:** No commercial truck, motor home or boat or other similar commercial or recreational vehicle shall be parked on the street or in any parking area and kept other than in the garage.
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**SECTION 11:** No animals are permitted, except domestic pets, and only such other pets which, by their nature, do not create a nuisance and are at all times kept confined indoors, except cats and dogs may, occasionally, be kept outdoors, provided; (i) such pet is kept on a leash that is not more than 8 feet in length; (ii) the owner is present at all times when the pet is outdoors; and (iii) such pet does not, by barking or otherwise, disturb the Owner or occupant of any other Parcel in the Properties. All pet owners shall be responsible for the waste of their pets (which must be immediately disposed of) and any damages to property of others or the Association. The Association has the right to modify and amend this provision and provide whatever rules it deems best concerning all pets.

**SECTION 12:** No trade, business or occupation of any kind shall be conducted on any Parcel.

**SECTION 13:** No Parcel shall be rented for a period of less than 90 days.

**SECTION 14:** No Owner, occupant or tenant of any Parcel or Dwelling shall deposit or leave garbage waste, putrid substance, junk or other waste material on such Parcel or on any other part of Vantage Point Townhomes or on any private street or public property or in any lake, pond or water course, not permit any other person to deposit any of such materials on any property owned by or in the possession of such Owner. An Owner, occupant or tenant of any Parcel or Dwelling may keep such garbage and refuse as shall necessarily accumulate from the last garbage and rubbish collection available for such Parcel or Dwelling, provided any such garbage is kept in sanitary containers which shall be subject to regulation by the Association, which containers and refuse (except on the day scheduled for garbage and rubbish collection for such Parcel or Dwelling) shall be kept from public view. Every Owner shall be solely responsible for arranging and paying for collection and disposal of garbage and refuse attributable to such Owner's Parcel.

**SECTION 15:** No signs, except for rent or sale or political purposes, shall be permitted.

**SECTION 16:** No immoral or unlawful use shall be made of any Parcel.

**SECTION 17:** No noise, vibration or odor offensive or irritating to a person of ordinary sensibilities shall originate on and thereafter emanate from any Parcel.

**SECTION 18:** No motorized vehicles (mini-bikes, motorcycles, mopeds, etc.) shall be permitted on the Common Properties.

**SECTION 19:** No fishing, hunting, trapping, or poisoning of wildlife is permitted, except for rodent control.

**SECTION 20:** Boating, swimming, wading or any use requiring entry into the lake(s), pond(s) or streams is prohibited unless expressly approved by the Board. Dumping of refuse or any other form of pollution into the Lake(s); Pond(s) or surrounding areas is also prohibited.

**SECTION 21:** No clothing or any other household fabric shall be hung outside of any Living

**SECTION 22:** No change shall be made in the original graded position of each Owner's Lot.

**SECTION 23:** Each Owner shall purchase and maintain at all times, at such Owner's cost, full replacement cost property insurance coverage for such Owner's Dwelling.