

RULES AND REGULATIONS FOR THE ISLES AT WATERWAY VILLAGE

The definitions contained in the Declaration of Covenants, Conditions and Restrictions for The Isles at Waterway Village are incorporated herein as part of these Rules and Regulations.

1. The Owners and lessees of each Lot shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association.
2. No bicycles, tricycles, scooters, baby strollers or other similar vehicles or toys shall be allowed to remain in the Association Property. The walkways, bridges; sidewalks, and streets shall not be obstructed.
3. Any damage to the Association Property, property, or equipment of the Association caused by any Owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.
4. An Owner will not park or position his vehicle so as to prevent access to another Lot. The Owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all Owners.
5. No Owner shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each Lot Owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
6. Except as may be permitted in accordance with the Declaration, no transmitting or receiving aerial or antenna shall be attached to or hung from any part of a Lot or the Association Property.
7. All garbage and refuse from the Lots shall be deposited with care in each Owner's private garbage containers, which shall be placed so they are not visible from the Roads or from adjoining Lots or Homes. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association Property.
8. All Owners shall comply with the Use Restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions.
9. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
10. No garage sales, estate sales, yard sales, moving sales, or any other sales that invite the public, shall be allowed on or about any portion of The Isles at Waterway Village.
11. Complaints regarding the management of the Association Property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining party with contact information with a copy provided to the complaining party's Lot Owner.
12. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.
13. The Association, in its sole discretion, may suspend the rights of any Owner and their guests, invitees, and lessees to use the Isles amenities if that Owner is more than 90 days late in paying their Association fees and assessments. This suspension may include, but is

not limited to, forfeiting keys and deactivating access cards for amenities.

14. As stated in the Covenants an Owner, or lessee who has had use rights delegated to them by the Owner, may have **guests and invitees** use the Recreational Area provided that:
 - a. Guests and invitees are limited to a total of 7 at one time; and
 - b. The Owner or lessee:
 - i. Is a resident of the Isles and present on Isles property at the time of use; or
 - ii. Has previously registered the names of the guests and invitees with the Property Manager and indicated the dates of use. The dates may not be open ended or exceed 7 consecutive days.

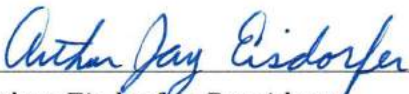
There are no use limitations on the number of **family members** of Owners or lessees who may use the Recreational Area.

For the purposes of this regulation, family members shall mean siblings, siblings by marriage, children, nieces, nephews, grandchildren, great grandchildren, parents, and grandparents. For the purposes of this regulation Recreational Area shall mean the Clubhouse, fitness center, tennis courts, pool, tot lot, and any other facility that may be added to the Amenity Parcel in the future.

Failure of the Owner or lessee to abide by this regulation may subject the Owner to a violation.

15. Anyone using the Isles Recreational Area under the age of 16 must be accompanied by an adult of 21 years or older.
16. The number of dogs or cats, or any combination of the two, is limited to no more than four if they are to be housed in an Isles residence. The Owners and lessees remain responsible for the control and care of their pets, as provided in the Declaration of Covenants, Conditions and Restrictions.
17. No vehicle, as defined in the Isles Governing Documents (Article IX, Section 3), may be parked outdoors in its resident-owner's driveway, if it is shielded by a canvas or tarp-like cover.
18. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.

Approved by Resolution of the Board of Directors of The Isles at Waterway Village Homeowners' Association, Inc. this 28th day of April, 2016.



Arthur Eisdorfer, President

The Isles at Waterway Village HOA Board of Directors

This version of the Rules and Regulations replaces the last modified document dated May 28, 2015 and all previous versions.