

**LOTTIVUE RIVERSIDE LANDINGS
CONDOMINIUM
RULES AND REGULATIONS**

Revised January 2010

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Lottivue Riverside Landings Condominiums Owners Association, Inc. (hereinafter "Association"), acting through its Board of Directors (hereinafter "Board") has adopted the following Rules and Regulations (hereinafter "Regulations") These Regulations may be amended from time to time by resolution of the Board.

The goal of the Board for the Association is to provide an environment of peace and tranquility. Such community living assures each resident the right to a pleasant disturbance-free atmosphere. In order to achieve this style of living, the Board respectfully requests the support and cooperation of all Co-Owners. As used in these Regulations the term "Co-Owner" shall apply to the Owner of any Unit, to their family, tenants (whether or not in residence), servants, employees, agents and visitors, and to any guests, invitees or licensees of that Co-Owner, his family or tenant of his Unit.

Co-Owners, please read your condominium by-laws and the following Regulations. Many of these Regulations may be stated in the Association By-Laws. This document does not replace your condominium documents but merely is an easy-to-read guideline.

ALTERATIONS TO COMMON ELEMENTS

Co-Owner(s) are reminded that alterations and repairs of the common elements are the responsibility of the Association, except those noted in the By-Laws. No work of any kind is to be done upon or affecting those portions of the exterior of the building or interior boundary walls which are the responsibility of the Association without first obtaining written approval required by the By-Laws. See Article VI, Section 3 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

NOISE

Co-Owners shall refrain from or not allow disturbing noises or activities in or about the condominium. No construction or repair work (except in the case of an emergency) shall be conducted in any Unit except on weekdays or Saturdays (not including legal holidays) and only between the hours of 8 a.m. and 8 p.m. See Article VI, Section 4 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

DANGEROUS CONDITIONS/RATE OF INSURANCE

Nothing shall be done or kept in any unit or on the Common Elements which will increase the rate of insurance of the Units or contents thereof without prior written consent of the Board. No Co-Owner shall permit anything to be done or kept in his unit or on the Common Elements which will result in the cancellation of insurance on the unit(s) or which would be in violation of any law. See Article VI, Section 3 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

ADVERTISING - SIGNS

No Co-Owner shall place, distribute or maintain any sign (for sale or political), poster or bill in or on any portion of the Common Elements outside his Unit without written approval of the Board. See Article VI, Section 10 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

PETS

The number of pets (any combination of two) is regulated in the By-Laws. Co-Owners are responsible for cleaning up after their pets. Pets shall be kept on a leash at all times whenever outside a unit. Pets must be attended by a responsible person. Pets are allowed to be tethered to decks or ground stakes, but a responsible person must be with them at all times. No savage or dangerous animals, including but not limited to pit bulls, shall be kept upon the condominium premises. Any Co-Owner who causes any animal to be brought or kept upon the condominium premises shall indemnify and hold harmless the association for any losses, damage, or liability which the association may sustain as the result of the presence of such animal on the premises, whether or not the association has given its permission therefor. The Association may charge all Co-Owners maintaining animals a reasonable additional assessment to be collected in the manner provided in Article II of the by-laws in the event that the Association determines such assessment necessary to defray the maintenance cost to the Association of accommodating animals within the Condominium. All pets must be registered and inoculated as required by law and meet Chesterfield

Township animal licensing requirements. See Article VI, Section 5 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

SOLICITATIONS

Absolutely no solicitation shall be permitted within the condominium complex.

FIREARMS, PROJECTILES AND FIREWORKS

No Co-Owner shall use, or permit the use by any occupant, agent, employee, invitee, guest, or member, of his family of any firearms, air rifles, pellet guns, BB guns, bows and arrows, or other similar dangerous weapons, projectiles, or devices anywhere on or about the condominium premise. The use and discharge of fireworks is strictly prohibited. See Article VI, Section 9 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

WILDLIFE

Capturing, killing, or trapping wildlife is prohibited within the complex, except in circumstances imposing an imminent threat to the safety of persons or pets or if wildlife invades any part of a unit and needs to be removed.

★ 12/10/10 changed.

PARKING *-xsee addendumx*

The Association shall control all parking; parking on the streets shall be limited as set by the Board. The general parking area shall not be used for private parking purposes or the offending vehicle is subject to being towed with the offending Co-Owner or their guest being responsible for the cost of that towing. No repairs of vehicles on the common elements, except for emergency situations. No trailers, house trailers, commercial vehicles, construction equipment, boat trailers, boats, all terrain vehicles, motorcycles, motorbikes, camping vehicles, camping trailers, motor homes, snowmobile trailers, or vehicles other automobiles may be parked or stored upon the Condominium Premises unless inside closed garages. Inoperable and /or unlicensed vehicles shall not be maintained on the Condominium Premises. Commercial vehicles and trucks shall not be parked in or about the Condominium (except as herein provided) unless while making deliveries or pickups in normal course of business. This shall not be meant to exclude

vans and pickup trucks used as passenger vehicles. In addition to the above restrictions, the Board also restricts all vehicles making loud noises or emitting excess smoke. Speeding is illegal. All vehicles must be operated in our complex in a slow, safe and lawful manner. Please help all of us to keep each other safe. In addition, there is no parking on the sidewalk side of the street according to Chesterfield Twp. regulations. See Article VI, Section 8 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

DECKS

Decks will be maintained by the Association and will be re-stained for their protection as the Board determines. Any repair required due to negligence will be billed directly to the Co-Owner. No items are to be stored under your deck.

DECK AWNINGS

An awning may be installed over the rear deck and will be the sole responsibility of the Co-Owner who will keep it in a good state of repair and maintenance. All awnings must be retractable and of the beige color. The Board of Directors must give written approval of the installation plans of any awnings prior to any installation.

GRILLS

Grilling inside of the garage with the garage door closed is strictly prohibited. The garage door must remain open when grilling. Any building damage or costs incurred with grilling will be billed to the unit owner. No grills are to be mounted to the building. Bar-B-Q grills are to be portable only; no direct gas lines are allowed. Charcoal grills are not allowed.

COMMON ELEMENTS-EXTERIOR OF UNIT

All exterior portions of a Unit shall be kept in a clean and tidy condition at all times. No rugs, towels or other items may be left on decks. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any exterior area which is unsanitary, unsightly, offensive, or detrimental to any portion of the complex, as the Board determines. Any item placed on the Common Element during the day must be removed by the

Co-Owner that day. Please remove all items on the Common Elements during lawn service. No waste (for example, pet waste or trash) shall be accumulated upon the Common Elements.

HOLIDAY DECORATIONS

Co-Owners may decorate their unit with seasonal decorations. Christmas/holiday decorations must not be displayed prior to Thanksgiving and must be removed by January 15th, weather permitting. Lights can be hung from gutters, with plastic clips only, on the non-common area. Co-Owners are responsible for any damage to the gutters from lights or clips. This is the only time anything will be allowed to be hung from the gutters. No wreaths are to be hung from the garage lights. Co-Owners are allowed to put one nail in the mortar joint above or below each light to hang wreaths. Decorations cannot be nailed or stapled to the roof or building exterior. All other holiday decorations should be removed one week after the holiday.

TRASH OR RECYCLABLE PICK-UP

All trash and recycling bins shall be placed out for pick-up either the night before (after 5:00 P.M.) or the morning of collection day. All trash must be contained in clean and tidy condition at all times. Trash containers of any type may not be stored outside the Unit. It is suggested that the unit address be placed on the trash containers or recyclable bins. If a holiday lands on a regular pick up day, please note that the pick up day will be the next day and trash should be placed out accordingly.

FLOWER POT ATTACHMENTS

Flower pots or hangers are not to be hung from the gutters or nailed to the building exterior. See Article VI, Section 13 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

FLAGS

The American flag may be flown at all times. Mounts for the flag must be approved by the Board. No flag poles are allowed except for front entrance of complex.

UNIT LEASING

Co-Owners must follow Article VI, Section 2 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws regarding leasing of units.

FINES

A violation by a Co-Owner, occupant or guest of any provisions set forth in our bylaws or condominium documents, including these Rules and Regulations, shall be subject to fines as follows:

First Violation:	No fine. A written warning.
Second Violation:	\$25.00 fine
Third Violation:	\$50.00 fine
Fourth and Subsequent Violations:	\$100.00 fine each

Fines shall be paid with the regular association dues on the first of the following month. Failure to pay will subject the Co-Owner to additional fines and to all liabilities described in the by-laws. Co-Owner has the right to a hearing before levy of a fine. If Co-Owner does not appear, unpaid fines will be collected within a 30 day period. Unpaid fines charged to Co-Owners will be collected in the same manner as delinquent association dues. In addition, if payment of fines assessed are not paid, and there is a mortgagee on said offending Co-Owner(s) unit, the mortgage company will be notified of such arrearages. See Article XI, Section 1.(d) of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws.

A late fine of \$25.00 will be assessed each month cumulatively to a fine if not paid within a 30-day period from your notice.

For example:	First late fee:	\$25.00
	Second late fee:	\$25.00 (total of \$50.00)

AMENDMENTS AND APPROVAL

The Board reserves the right to add to, amend, or revoke any of these Rules and Regulations at any time. A 66-2/3rds majority of Co-Owners may revoke these Rules and Regulations per Article VI, Section 11 of Lottivue Riverside Condominium Exhibit A, Condominium By-Laws. Each Co-

Owner will be given a copy of the Rules and Regulations. Each Co-Owner will be asked to sign a waiver stating that they received the Rules and Regulations. These waivers will be kept on file with the Board Secretary. Each new Co-Owner will be given a copy and sign a waiver as stated above. The association will deliver a copy of the Rules and Regulations to every Co-Owner, but failure to deliver a copy does not affect the enforceability of the Rules and Regulations.

I certify that the above Regulations were adopted by LOTTIVUE RIVERSIDE LANDINGS CONDO ASSOCIATION acting through its Board at a meeting held on the _____ day of January, 2010.

Donna Davis, Secretary

Lottivue Riverside Landings Condominium Association

Addendum to the Rules & Regulations

Effective: September 9, 2010

Please include this with your copy of the published rules and regulations dated January 25, 2010.

WOOD BURNING / PROPANE FIRE PITS

No wood burning fire pits or portable wood burning fire pits are allowed to be used within the community. Only propane fueled fire pits are allowed. If using a propane fueled pit, the flame must be at least 5 feet from the building. Should any damage occur due to the use of a propane fire pit it will be the responsibility of the unit owner to repair the common elements.

*Mailed
12/16/16
@ 9:57 am.*

ADDENDUM TO LOTTIVUE RIVERSIDE LANDINGS
PARKING AND RECREATIONAL VEHICLE RULES AND REGULATIONS

DATED DECEMBER 13, 2016

Lottivue Riverside Landings Condominiums Owners Association, Inc. (hereinafter "Association"), acting through its Board of Directors (hereinafter "Board") has adopted the following Addendum to the Lottivue Riverside Landings Parking Rules and Regulations (hereinafter "Regulations").

As used in these Regulations the term "Co-Owner" shall apply to the Owner of any Unit, to their family, tenants (whether or not in residence), servants, employees, agents and visitors, and to any guests, invitees or licensees of that Co-Owner, his family or tenant of his Unit.

PARKING AND RECREATIONAL VEHICLE ADDENDUM

The Association shall control all parking; parking on the streets shall be limited as set by the Board. The general parking area shall not be used for private parking purposes or the offending vehicle is subject to being towed with the offending Co-Owner or their guest being responsible for the cost of that towing. No repairs of vehicles on the common elements, except for emergency situations.

There shall be no overnight parking on the streets from November 1st to April 1st. This will allow for proper snow plowing of the streets.

When any co-owner brings in a recreational vehicle (boats, trailers, 4 wheelers, etc.), they MUST have PRIOR written approval before any recreational vehicle will be brought into complex. An email will be accepted for a request and approval. The Co-Owner must give the date and time recreational vehicle will be brought into complex and when the recreational vehicle will be leaving. The recreational vehicle can be in complex for up to 12 hours for loading or unloading. Anything past 12 hours will be fined at \$100.00 per every additional 12 hours left in complex. There are to be no repairs or working on any recreational vehicle in the driveways, only in the garages.

Email address to notify bringing recreational vehicle into complex is:
smcguire@realtymartmgmt.com

You must have prior written approval before you bring in recreational vehicle. If you bring a recreational vehicle in complex during the weekend - this must be approved during business hours, Monday - Thursday 9am to 4:00 pm and Friday 9am - 3:30pm. No excuses will be accepted.

Inoperable and / or unlicensed vehicles shall not be maintained on the Condominium premises. Commercial vehicles and trucks shall not be parked in or about the Condominium (except as herein provided) unless while making deliveries or pickups in normal course of business. This shall not be meant to exclude van and pickup trucks used as passenger vehicles making loud noises or emitting excess smoke. Speeding is illegal. All vehicles must be operated in out complex in a slow, safe and lawful manner. Please help all of us to keep each other safe. In addition, there is no parking on the sidewalk side of the street according to Chesterfield Township regulations.

These rules will be strictly enforced. According to the By-Laws, (Article VI; Restrictions; Section 8), there are no recreational vehicles allowed at any time so this is the resolution the Board has determined.

If this addendum is abused, the Board will strictly enforce the By-Laws.

I certify that the above Regulation was adopted by LOTTIVUE RIVERSIDE LANDINGS CONDO ASSOCIATION acting through its Board at a meeting held on the 12 th day of December, 2016.

Donna Davis, Secretary

PLEASE KEEP THIS WITH YOUR COPY OF THE RULES AND REGULATIONS OF LOTTIVUE RIVERSIDE LANDINGS CONDOMINIUM ASSOCIATION

**ADDENDUM TO LOTTIVUE RIVERSIDE LANDINGS
PARKING RULES AND REGULATIONS DATED
JANUARY 4, 2010**


Lottivue Riverside Landings Condominiums Owners Association, Inc. (hereinafter "Association"), acting through its Board of Directors (hereinafter "Board") has adopted the following Addendum to the Lottivue Riverside Landings Parking Rules and Regulations (hereinafter "Regulations").

As used in these Regulations the term "Co-Owner" shall apply to the Owner of any Unit, to their family, tenants (whether or not in residence), servants, employees, agents and visitors, and to any guests, invitees or licensees of that Co-Owner, his family or tenant of his Unit.

PARKING ADDENDUM

There shall be no overnight parking on the streets from November 1st to April 1st. This will allow for proper snow plowing of the streets. All other restrictions as referenced in the Rules and Regulations dated January 4, 2010 under subsection Parking shall be remain in full force and effect.

I certify that the above Regulation was adopted by LOTTIVUE RIVERSIDE LANDINGS CONDO ASSOCIATION acting through its Board at a meeting held on the 12th day of December, 2011.



Donna Davis, Secretary

PLEASE KEEP THIS WITH YOUR COPY OF THE RULES AND REGULATIONS OF LOTTIVUE RIVERSIDE LANDINGS CONDOMINIUM ASSOCIATION.