

THE ORCHARD AT GREENTREE HOMEOWNERS
ASSOCIATION
GENERAL RULES AND REGULATIONS

NOTE: Unless otherwise stated, all terms used herein shall be given to such terms in the Declaration or By-Laws.

1. The public walkways in front of lots shall be used for pedestrian traffic only.
2. Nothing shall be done on or to the Common Area which will impair the structural integrity of any Building or which would structurally change any of the Common Facilities.
3. No bicycles, scooters, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand unattended in any part of Common Area.
4. With respect to the Common Area, no Member shall make or permit any noises that will unreasonably disturb or annoy the occupants of any of the other lots or do or permit anything to be done which will unreasonably interfere with the rights, comfort, or convenience of the other members.
5. All refuse and garbage shall be deposited with care in containers appropriate for such purpose. Such containers shall be placed at curbside no more than 24 hours prior to scheduled pickup. Burning of trash or refuse is prohibited within the Common Area. Fines will be imposed to violators.

6. No radio or television aerial shall be located within the Common Area or upon the exterior of any building on any lot.
7. All damage to the Common Area caused by the moving or carrying of any article therein shall be paid for the member responsible for the presence of such article.
8. No member shall use or permit to be brought into the Common Area any inflammable oil or fluid, such as gasoline, kerosene, naphtha, or benzene, or explosives, fireworks, or articles deemed extra-hazardous to life, limb, or property without, in each case, obtaining the prior written consent of the Association.
9. Nothing shall be done or kept in any building or the Common Area which will increase the rate of insurance of any of the Buildings, or contents thereof without the prior written consent of the Association. No member shall permit anything to be done or kept in the Common Area which will result in the cancellation of insurance on any of the Buildings, or contents thereof, or which would be in violation of any law. No waste shall be permitted in the Common Area except where provision is made.
10. Any member wishing to plant, place, prune, or remove trees or shrubs in the Common Area must obtain written permission from the Association before doing so.
11. Any damage to any portion of the Common Area caused by minor children of Members or their guests shall be repaired at the expense of such Members.
12. Parents or Guardians shall be held responsible for the actions of their minor children and their guests.

13. Parking of any vehicle beyond 19 feet in length is prohibited in the Orchards.

14. Complaints regarding the Manager of the Property or regarding any actions of other Members shall be made in writing to the Association

Any consent or approval given under these Community Rules and Regulations by the Management shall be revocable at any time. No individual exception or waiver of these Rules and Regulations will act as a precedent.