

FERNWOOD PROPERTY ASSOCIATION, INC.

Rules and Regulations 2017

1. COMMON ELEMENTS

Any damage to the common elements or equipment caused by any resident or his guests shall be repaired at the expense of the condominium parcel owner involved. Common elements include lighting, entrance sign, mailboxes, water pump, well and bulletin board, etc.

2. SIGNS

No signs, notice or advertisement shall be inscribed, displayed or exposed in or from a common element except upon the written approval of the Board of Directors. Notwithstanding the foregoing. The Board reserves the right to place signs for informational regulatory purposes such as street signs and posting of rules and regulations, lot locations and availability information.

3. HOME SET UP REQUIREMENTS

A. Additions to exterior of the home or the unit lot are only permitted upon prior written approval by the Board and shall meet all state and local codes.

4. EXTERIOR APPEARANCE

The unit (lot) and exterior of the home located on such lot and other areas appurtenant to the condominium shall not be painted (including driveways), decorated or modified by any owner without the prior approval of the Board. No awnings, window guards, mirrored window tints, security bars, permanent hurricane and storm shutters outside. Also no ventilators, exterior fans or air conditioner devices shall be outside except as shall have been approved by the Board which may be withheld on purely aesthetic ground within the sole discretion of the Board. If the Board approves temporary hurricane or storm shutters, they must be put up a week before predicted storm and removed a week after storm passes.

Homes will be painted in subdued colors with complimentary trim color. They must be kept in tasteful and attractive condition to commensurate with the neighborhood. All colors must have Board approval.

All lots must be kept clean and free from equipment, debris and unsightly structures. All lawn

decor that is broken, rusty or unattractive MUST be removed. Residents must powerwash sidewalks, driveways, patios and front porches when having their houses powerwashed.

5. TEMPORARY STRUCTURES

No structure of a temporary character, trailer or tent shall be permitted on the property overnight or used anytime as a residence, either temporarily or permanently except by permission of the Board.

6. SOLICITATION - COMMERCIAL ENTERPRISE

There shall be no solicitation by any person anywhere in the condominium for any cause, charity, or any purpose unless authorized by the Board in writing. No commercial enterprise shall be conducted from one's home.

7. FENCES

Fences are prohibited except backyard patio fences of three(3) feet or less and approved by the Board.

8. LOT MAINTENANCE

Again, all lots must be kept clean and free from equipment, debris and unsightly structures. Residents leaving for an extended period of time, MUST remove all unattached yard objects and place them inside.

9. RESIDENTS GUESTS AND LEASES

All units shall be used for single-family residential purposes only and only one family per unit shall be allowed. The following leasing restriction apply. No sale, lease or transfer shall occur until the Buyer, leasee, or transferee shall file an application with the Associations along with the application/processing fee and shall acknowledge in writing to the Association that it has received a copy of the Condominium documents including the Declaration and Rules and Regulations. The minimum lease term shall be four(4) months, and no more than two(2) leases may be entered into in any year for any unit. See Article 4.10 of Exhibit 1-D(Bylaws) for such information. Also see Paragraph 10 of the Rules and Regulations attached as Exhibit VI to this Prospectus. Family members may stay in a homeowners unit during their absence, with permission granted by the Board.

10. EXTERIOR ANTENNAS

No exterior antennas will be permitted without Board approval. Satellite dishes may be installed on the roof of the home as close to the rear as possible and in an inconspicuous manner.

11. GARBAGE AND TRASH DISPOSAL

Burning or dumping of trash or yard waste is not permitted. All garbage and refuse shall be deposited with care in garbage containers intended for such purposes. Such containers must be kept in garage concealed from view except on pick-up days.

12. LANDSCAPING

Each unit or lot shall be landscaped and sodded to the edge of the street. Any additional landscaping other than that initially provided or approved by the Board must be approved in writing. All plants in front of picture window should be kept at three (3) feet or less. All Flags and banners should be hung on flag poles for display. One(1) small garden flag will be permitted. All lights including solar should be in working condition. Arrangements for repair of yard lights should be made before residents leave for extended time.

13. NUISANCES

No noxious, offensive or unlawful activity shall be carried on upon the properties, nor shall anything be done thereon which may become an annoyance or nuisance to other owners.

14. PARKING

No commercial vehicles shall be allowed except for such time as is necessary for performing repairs. No vehicle which cannot operate under its own power shall remain within the condominium for more than twenty(24) hours, and no repair of vehicles shall be made within the condominium property. Motorcycles and trucks are to be parked in unit owners garage unless in use. No parking in the street overnight.

All parking and traffic regulations posted for the safety, comfort, and convenience of the owners must be obeyed. Maximum 15 miles per hour in the circle.

15. RESTRICTION ON IMPROVEMENTS

Notwithstanding any provision to the contrary in these rules, no exterior home improvements may be constructed upon a unit without the written approval of the Board. Request for approval for the construction of improvements upon such unit must be accompanied by a detailed explanation and architectural plan of the type, model and nature of the improvements to be located upon the unit, including materials, colors, and location and other specifications reasonable requested by the Board. The Board shall have the sole discretion to determine if such improvements as proposed meet and are in conformity with these rules and regulations and if such improvements exhibit good taste commensurate with the rest of the development.

16. PETS

Pets will be limited to two(2) per unit. Small dogs or cats, of 35 lbs. or less must be capable of being carried within its owner's arms. Pets must be kept within the residence except when being

walked. Pets must be on a leash when outside. Owners are responsible for picking up and disposing of any animal feces. If the Board determines that a pet is causing excessive disturbance and is annoying other owners or owners pets, they will be asked to remove the pet.

Violations of these rules are to be reported to the Board who will call the matter to the attention of violating owner. Any disagreement over the violation will be judged by the Board of Directors as provided in the Declaration of Condominium and it shall prevail. Any infractions of these rules may be subject to a fine.