

Greystone Town Homes Owners' Association, Inc.
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Article III of the Association's Declaration:

Rules and Regulations
Owners, Tenants, Guests

- Each lot shall be used for single family residential purposes only, no trade or business of any kind is permitted. However, rental of a residence is not a violation.
- Antennas. No TV antennas may be erected on a lot if cable is available.
- Satellite dishes less than one meter in diameter are permitted and shall be installed so that it is not visible from the street unless a position visible from the street is necessary for reception to be received by the satellite dish.
- No portion of any Lot shall used as a drying or hanging area for laundry of any kind.
- Nothing shall be done or kept on any Lot of the Common Area which is a violation. No damage to the Common Area shall be committed by any Owner, Tenant or invitee. No noxious, destructive or offensive activity shall be permitted on any Lot or the Common Area nor shall anything be done which may be an annoyance or nuisance to any other owner or other person at any time.
- No sign of any kind shall be displayed to public view on any Lot or on the Common Area.
- No truck or van over $\frac{3}{4}$ ton capacity, boat, trailer, recreational vehicle or commercial vehicle shall be parked, stored, or kept on any portion of the property for more than 24 hours except in a garage as long as door is fully closed.
- Commercial vehicles include all autos, trucks, vans or other vehicular equipment which bear signs, or shall have printed any reference to a commercial undertaking or enterprise.
- No animals except dogs, cats, other customary household pets may be kept on any Lot. Limit of 3 pets per lot. Each owner is responsible at all times for prompt collection and removal all excrement from their pets. No animals for commercial purposes are permitted. Public agencies' regulations have jurisdiction on the property. No animals are allowed that constitute a nuisance.

- No trash, garbage or other waste material kept on any Lot or the Common Area except inside the improvements of each Lot or in sanitary containers concealed from view and in conformity with rules and regulations of the association. No burning of trash or other waste is permitted.
- Trash cans may be put out after 6pm the night before pickup in a closed container (not a bag) and the container must be put away out of sight by midnight on day of pickup (along with any trash not taken). This is a yardstick of accepted procedure for handling of trash. Regular trash pickup is normally Tuesday and Friday mornings after 7 a.m.
- No basketball backboard or other fixed game and play structures may be located on any lot. No tree houses or platforms. No skateboard ramps or equivalent structures are permitted on any lot.
- No swimming pool, above or below ground, may be constructed on any lot
- No radio or TV signal, or any other form of electromagnetic radiation, is permitted which interferes with the reception of TV or radio received on any Lot.
- No Lot used as dumping for trash, rubbish, or other waste. All yards, walkways, driveways, parking areas shall be free of refuse and kept in a neat and clean condition. All landscaped areas shall be maintained in live, healthy and growing condition, and are to be properly watered and trimmed. Any planting of grass, shrubs and trees which become dead or badly damaged, shall be replaced with similar sound and healthy plant material.
- No fuel tanks or similar storage receptacles may be exposed to view from front or side streets or adjacent properties but may be installed within a house, walled or screened area or buried, subject to ARC prior approval.
- No inoperative vehicles are allowed on property for more than 2 days. No major maintenance or repair or restoration of any vehicle on the property except solely within an enclosed garage. All vehicles must have current license plates. No stripped, offensive, wrecked junked or dismantled vehicles are allowed on any portion of a Lot.
- All garage doors shall remain closed at all times when not in use for entry or exit to or from the garage.

- All operable windows shall have two inch white blinds and sliding glass doors white vertical blinds. All non-operable windows shall have a white backing.
- Short term rentals for a period of less than 7 months is prohibited. All leases are to be filed with the Association within 7 days of effective date of lease. All leases shall comply with zoning laws and regulations of the City.
- Owners may be fined for failure of any owner, guest, family invitees, tenants or employees to comply with any rule above, or Articles of Incorporation or Bylaws. In addition, at BOD discretion, a suspension of the right to use common areas.

Article VI of the Association's Declaration

- No vehicle may remain parked on a street area for more than 24 hours. Any cars parked on the street may not hinder ability to pass, access to driveways, or create a hazard. The Association has the right to tow repeat offenders after placing warning notice on offending vehicle one time.
- Maximum speed limit is 20 mph. The Association may restrict with different limit or regulations as necessary.
- Vehicles prohibited from subdivision streets, motorcycles, motor-scooters, all-terrain vehicles, dune buggies, similar vehicles