

RULES AND REGULATIONS
FOR
ROTHMOOR ESTATES CONDO ASSOCIATION, Inc.

This is a brief summary of Rothmoor Estates Rules and Regulations. A more complete set can be found in the documents.

These regulations apply to all residents, whether owners or tenants, as well as their guests. The condominium documents provide for methods whereby these rules can be enforced. Infractions will not be tolerated.

1. Residents shall not commit, or permit the commission of any activity which would constitute a nuisance to other residents, to wit:
 - a. No loud playing of radio, television or other equipment
 - b. No commission of any immoral or illegal actions
 - c. No pets are allowed
2. No peddling, soliciting, or commercial enterprises of any kind.
3. No signs of any kind shall be displayed within the boundaries of ROTHMOOR ESTATES, except those used by the association. An owner wishing to dispose of their unit, may place a sign in the window or door indicating the fact the said unit is for sale.
4. Cable television connections have been provided for each unit. No individual exterior antennas or dishes, whether for television or radio, will be installed or permitted, without written permission from the Board of directors.
5. The speed limit within Rothmoor Estates is 10 miles per hour.
6. There is no storage on the premises or overnight parking, of any trailer, camper, motorcycle (except within the garage of the owner), boats or other vehicles or modes of transportation other than automobiles or noncommercial trucks. Resident parking should be in the owner's garage or on the driveway. Other vehicles should be parked in the designated areas at either end of Rothmoor's streets. No overnight parking on the street is allowed.
7. Residents and guests should be properly attired at all times for activity in which they are engaged.
8. Recreation area and pool restrictions:
 - a. The swimming pool will be closed daily at 10:00 PM
 - b. Residents should control the use of the pool by guests and visitors who are present at their invitation.
 - c. Use of suntan oils or lotions is not permitted in the pool area.

- d. Food and glass containers must be kept away from pool decks and must not be taken into the pool.
 - e. Persons with long hair must wear bathing caps or tie their hair back in the pool.
 - f. Children will not be allowed in the pool and recreation areas unless accompanied by a resident host who shall be responsible for the children at all time.
 - g. All residents or guests must wear foot wear and cover-ups in recreation areas and common areas at all times.
 - h. Residents and guests shall not bring any alcoholic beverages into the recreational areas at any time unless to a function specifically sponsored by the Board of Directors and at that time within the limitations prescribed by written notice from the board concerning such function.
 - i. Individual owners, who hold private parties in the recreational facility, shall be responsible for the conduct of their guests therein and in the event alcoholic beverages are served, they shall "be responsible for the actions of their guests to the extent that they are influenced by the use of alcoholic beverages." They shall also be responsible for cleaning and leaving the premises in the same condition as before said party.
9. Exterior laundry lines should not be visible from the premises of neighbors and should be located within the confines of the unit of the owner.
10. Maintenance and upkeep of the common element is the responsibility of the association. Therefore, no individual unit owner should in any way modify or change the exterior of his unit and/or common areas without written permission via a formal board vote.
11. The community dumpster is located on Mindy Court at the south side of our property. Break down boxes before putting them in the dumpster. NEVER leave trash or items on the ground inside or outside of the dumpster enclosure.
12. Bulk pick up is NOT provided by the Association. Contractors MUST remove any debris from our premises. "Do It Yourself" (DIY) owners must call a private trash removal service, pay them directly and have items picked up from their own home.
13. No animals may be kept in the condominium and boarding or taking care of someone else's animal on a temporary or any other basis is not allowed.
14. The recreation hall is available to all Rothmoor residents for communal and limited private use. There are no limitations (other than the normal obligation of good conduct) on Rothmoor owners who reserve and utilize the recreation hall for functions involving Rothmoor residents and their guests.

Any Rothmoor owner may also reserve and utilize the recreation hall for a private function which involves non-Rothmoor people but, only under the following conditions and limitations.

- a. Reservations for the use of the recreation hall must be filed by a Rothmoor owner in writing with the Treasurer of the association or his designate, along with a security deposit of \$150.00 in cash. If the recreation hall is clean and restored to proper order then \$75 of the deposit will be returned to the owner unless they have agreed to donate it to Rothmoor.
- b. The recreation hall may not be reserved when Rothmoor functions are scheduled or on holidays.
- c. Rothmoor owners may reserve the hall for a maximum of two times each year.
- d. Rothmoor residents reserving the hall must be present at the reserved function and must accept responsibility for the safety and conduct of all non-Rothmoor people attending. If there should be damage or cleaning required beyond the value of the \$150.00 deposit, the owners reserving the facility shall be responsible for required cleanup and/or repairs.
- e. The recreation hall may not be used for any illegal purpose or by any secret society, group, fraternal, partisan political activity or religious activity of a sectarian nature.
- f. If the recreation hall is reserved for a private party where alcoholic beverages are served, the Rothmoor residents hosting the party shall be responsible for the actions of the guests to the extent that they are influenced by the use of said alcoholic beverages.

THIS is an Adult, no-pet community with limitations set forth that are intended for the welfare, safety and common good of all residents of Rothmoor.

Note: The Board of Directors has the right to interpret the Rules and Regulations for Rothmoor Estates Condominium and may bring suit for violation.

I or we have read and understand and signed this document on:

Day Month Year

Unit Purchaser

Witness

Unit Purchaser

Pamela Anderson, Pres
Board of Director

Feb 18, 2020
Date

Laura J. Gunn
Board of Director

2/18/2020
Date