

BLAIRSTONE HOMES ASSOCIATION, INC.
RULES AND REGULATIONS

The following Rules and regulations are adopted by the Board of Directors of Blair Stone Homes Association, Inc. pursuant to the authority of Article VII section 8 (D), of the Amended By-Laws. The Rules and Regulations are intended to govern the use of Common Properties and facilities and the personal conduct of the members and their guests thereon.

Violation of these Rules and Regulations may result in suspension of membership rights and/or fines as determined by the Board of Directors.

The original set of Rules and Regulations was adopted by the Board on November 28, 1979, when homeowners first gained legal control of the complex. Amendments have been made by subsequent Boards, and have been superseded and replaced in their entirety with this current document after a Majority Vote at the December 15, 2014 Special Meeting.

1. Each individual unit owner is responsible for the maintenance of, and adherence to, the architectural guidelines as stated in the Declaration of Covenants and Restrictions.
2. Residents should keep garage doors closed.
3. Residents are urged to park their personal automobiles in their garages at all times when not in use. Overflow personal automobile parking should be in individual driveways and not in the Common Area guest parking spaces, which are intended for use by visitors only. No commercial vehicles of any kind may be parked in driveways or visitor spaces except on a temporary basis in association with work being done on an individual unit. Please see Article XXXIV in the Blairstone Homes Covenants and Restrictions for parking and storage bans on other types of vehicles. Parking of any vehicles on the grass anywhere on The Property is strictly prohibited. *(Amended March 2015)*
4. Vehicle maintenance may not be performed on The Property, any street, driveway or on any Individual Lot except in the garage. The result of any maintenance shall not emit loud noise for extended periods of time. Examples of such noises are, but not limited to, engine revving, backfiring, sanding, grinding and impact wrench sounds.

5. Unit owners, their families or guests, shall not operate or permit to be operated on The Property any motor-driven vehicle with a loud or defective muffler(s).
6. Home, portable, and vehicular audio devices shall be operated at a reasonable level while on The Property.
7. Residents shall not hang or display washing, clothing, bedcovers, linens or other like objects from windows or fences or in any yard space, courtyard, deck or balconies. Drying devices not higher than six (6) feet tall may be used within the rear fenced area.
8. Placing a flag or pennant on the garage, and putting up Christmas or other holiday decorations during the appropriate season are permitted. Excessive displays may be determined unsightly by a majority vote of the Board of Directors and shall be removed.
9. Firewood, compost, trash or personal property may not be kept or stored outside the fenced-in area of any unit.
10. All types of firearms including, but not limited to, shotguns, rifles and pistols, are prohibited from being used, displayed or carried on the common property. Firearms may be kept only inside the Unit. Hunting of any type, or discharge of any firearms, including pellet or BB guns, is prohibited anywhere inside the perimeter of the subdivision.
11. Bicycles, tricycles, toys and the like shall not remain unattended on, or in, the Common Properties, driveways, sidewalks or yards.
12. Barbecue grills are permitted on patios within the fenced-in area of each unit. They are not permitted on balconies, decks or in the Common Properties, including around the clubhouse, tennis court and pool area except for membership functions.
13. Pets of any kind may not wander or roam freely about the neighborhood and Common Areas. Owners of dogs shall walk them off the Property and shall immediately clean up after them on the Common Areas. The Board of Directors may, in its discretion, establish a reasonable limitation for the number of household pets allowable for each residence.
14. All garbage and trash left for pick-up shall be securely bound within vinyl bags, closed cardboard boxes or lidded garbage containers, and are to be placed on the roadway adjacent to the driveway of each unit. Garbage shall not be placed earlier

than the night before pickup and containers are to be removed as soon as possible after pick-up. Garbage and recycling containers are to be stored in the garage or the fenced in area of the Unit.

15. Water from any water faucet belonging to the Blairstone Homes Association may not be used to water any landscaping or grounds belonging to a Unit owner or for any other purpose such as vehicle washing or pressure washing fences.
16. Rules pertaining to use of the Clubhouse, Pool and Tennis court:
 - a. Use of the amenities is intended for Members and Member's guests only.
 - b. Use shall be on a first come, first serve basis.
 - c. Members must be current in dues and otherwise in good standing.
 - d. Climbing over or under the fences shall not be permitted.
17. Rules specifically pertaining to use of the Clubhouse:
 - a. Smoking is not permitted in the Clubhouse.
 - b. The clubhouse shall be used between the hours of 7:00 a.m. and 11:00 p.m.
 - c. Persons under the age of 18 must be chaperoned by an adult during the use of the facility.
 - d. In order to maintain the interior of the Clubhouse, a non-refundable amount of \$35.00 is required for each use. A refundable advance cleaning deposit of \$50.00 per date is required as well. The \$50 deposit will be returned upon satisfactory inspection by the Maintenance Director. Dates reserved are on a first come, first serve basis. The Maintenance Director reserves the right to limit the total number of reservations held if they feel the policy is being abused.
 - e. Residents using the clubhouse shall provide their own paper towels and bathroom tissue.
 - f. After use the deposit will be returned if the following conditions are met:
 1. The clubhouse must be ready for inspection and the key returned no later than 10:00 a.m. following the date of use, unless otherwise allowed by the Maintenance Director.
 2. All doors, including the inside bathrooms, must be locked.
 3. The following shall be satisfactory cleaned:

- i. Refrigerator, sink and counter top in kitchen. (Use a non-abrasive cleaner on sink to prevent scratching).
- ii. Sweep floor. Mop, if necessary to remove spills.
- iii. Wipe and dry tabletops.
- iv. Remove trash from premises and clean trash cans (Please note the city does not pick-up trash in front of the Clubhouse area).
- v. Turn off fans and lights, including the bathrooms and outside, re-set thermostat according to directions at the conclusion of use.

If the clubhouse is not in satisfactory condition upon inspection, the deposit will be retained by Blair Stone Homes Association, Inc. to defray the cost of cleaning and/or to make necessary repairs. In the event cleaning or damage exceeds the deposit amount, the additional amount will be charged to the Homeowner or resident. *(Amended January 2016)*

18. Rules specifically pertaining to use of the Pool:

- a. Use of the Pool shall be from Dawn until Dusk, everyday unless posted as “closed.”
- b. When using the pool furniture, a beach towel should be spread on the chairs or the chaise lounges, to avoid getting sun tan oil or sunscreen on these plastic covered pieces. When leaving the pool, leave the umbrella in the down position to prevent wind damage, and leave chaise lounges in an upright position and placed in an attractive pattern. Wipe off the chairs and lounges with a towel before leaving.
- c. Glass containers, pets, skateboards, inline skates or the like are prohibited.
- d. In addition to the above rules, all posted rules must be obeyed.

19. Rules specifically pertaining to use of the Tennis/Basketball court:

- a. Use of the Tennis/Basketball court shall be from 8:00 a.m. until 11:00 p.m.
- b. Glass containers, pets, skateboards, inline skates or the like are prohibited.