

TIMBERS RESIDENTS ASSOCIATION

RULES AND REGULATIONS

The following rules and regulations shall govern the use and operation of the Timbers Residents Association and are intended to supplement the Protective Covenants set forth in the Declaration. These rules have been formulated, not only for the safety and welfare of the owners and residents, but also to protect the owners' privacy, property and quality of investment. These rules shall apply to all present and future owners, mortgagees, lessees and occupants of the homes and of the common areas, their agents, employees and guests.

1. In the interest of safety, the driveways, walkways and all entrances, etc., shall be used only for access to and from the parking lot and must not be obstructed. This includes those portions of the common areas intended for use by owners and residents.
2. Bicycles, scooters, carriages or similar vehicles, toys or other personal articles, shall not be left unattended in any part of the common areas.
3. No resident shall plant any additional material beyond what is already in place, nor prune or remove trees or shrubs without first getting written permission from the Board of Directors.
4. Discretion should be used in the placement and storage of firewood. Storage on patios shall be for firewood and commonly recognized patio furniture only. Firewood shall be stored in such a manner as to preclude infestation of the structure by harmful insects, i.e. termites and ants.
5. All trash and recyclable shall be placed inside a trash can or proper recycling bin and placed at the curb for township pick-up no earlier than 48hrs before it is scheduled for removal. Cardboard boxes shall be broken down flat to minimize the space they would normally take up. All trash cans and recycling bins must be removed from the curbside no later than 24 hours after pick up.
6. In consideration of other owners, no homeowner shall make or permit any noise, vibration or odor that will unreasonably disturb or annoy the occupants of another dwelling.
7. No animal shall be permitted in any portion of the common areas unless on a leash or carried. Pet owners are expected to see that their animals do not foul on the walks or driveways or any other area which might be offensive to other homeowners. Pet owners are responsible for cleaning up after their pets in the aforementioned areas.
8. Children shall not be permitted to loiter or play upon the driveways, intersections, and other hazardous areas.

9. All window coverings visible from the outside of the dwelling must be proper window treatments, such as drapes or blinds. Sheets or temporary coverings in windows shall be permitted only during the first 60 days of occupancy.
10. The Association shall have the right to establish and enforce NO PARKING areas on the streets and roadways within Timbers Village.
11. No commercial or other non-passenger vehicle of any type (i.e. trucks or vans) with business advertising on outside and no unlicensed motor vehicle of any type shall be permitted to remain in excess of 72 hours.
12. In order that access routes be kept clear in case of emergency, vehicles must be parked only in the areas provided for private passenger vehicles normally accommodating less than ten persons. No other vehicles, including by way of example, but not limited to, trailers of any variety, boats, mobile homes or recreational vehicles shall be parked on common areas. No vehicle shall be parked in such a manner as to impede or prevent ingress or egress of other cars.
13. The owners, tenants, their employees, servants, agents, visitors, and their families shall obey all parking regulations. Common area parking spaces are reserved for visitors and guests. No owner shall use such parking as a normal location for his or her vehicle. Owner parking should be limited to their respective garages and driveways.
14. No vehicle shall be left standing in a parking area, or driveway in a non-operable condition for more than 72 hours. Nor shall there be any major repairs done to vehicles in a parking area.
15. No vehicle shall cause or contribute to any damage of the road surface or adjacent structures.
16. No vehicle shall be parked or left standing along the main street or roadway during any snow accumulation.
17. No outside clothesline will be permitted, nor should clothes be hung over railings.
18. Any complaints regarding the maintenance of Timbers Village or the actions of the Board of Directors, agents or independent contractors, or any of the other homeowners, family members, guests, employees or tenants, shall be made in writing to the Board or its Agent, which shall be permitted (except in an emergency) a reasonable time in which to study and act upon the complaint before any action is taken by the homeowner. Problems of a minor nature, which can be easily resolved, should be directed to the Managing Agent.
19. No non-registered vehicles, including but not limited to, trail bikes, ATV's and snowmobiles shall be operated within the boundaries of the Timbers Village property.
20. Hunting is prohibited within the boundaries of the Timbers Village property. No homeowner, tenant, servant, agent, visitor or their family will be permitted to use hunting equipment on the

Timbers grounds.

21. Any consent or approval given by the Board of Directors or its agent under these restrictions, may be revoked or modified at any time.

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