

EXHIBIT "F"
RULES AND REGULATIONS FOR FOREST GREENS CONDOMINIUMS

The following rules and regulations shall be binding on the unit owners of Forest Greens Condominiums until modified or amended by the Board of Directors of Forest Greens Condominiums Association, Inc. as provided in the Declaration for Forest Greens Condominiums:

1. The Board of Directors shall be authorized to regulate guest parking within the condominium regime including the right to designate guest parking spaces, restrict guest parking from any other spaces, and limit the amount of time that guest parking is allowed.
2. No motor vehicles may be parked, except in an individual garage, on the condominium property for more than two weeks without having been moved.
3. No motor vehicles that are not in good working condition shall be kept in any parking spaces throughout the condominium regime.
4. Each unit owner shall be allowed to keep no more than two (2) motor vehicles within the condominium regime.
5. No boats, motor homes or other recreational vehicles may be parked, except in an individual garage, on the condominium property for more than forty-eight (48) hours.
6. The Board of Directors is empowered to regulate and restrict the use and keeping of oversized motor vehicles on the condominium property.
7. Each unit owner shall be required to keep their respective garage door closed at any time except when entering and exiting the garage or when present in the garage using it for purposes incidental to vehicle storage and the like.
8. Any toys or lawn furniture that may be placed in the common areas must be picked up by the respective unit owner each evening.
9. Operation of large appliances (i.e. refrigerators, freezers) is prohibited in the detached garages.
10. Items on top of deck railings shall be securely fastened to the railings or designed to fit on the railings.
11. Townhouse owners may install a storm door if it meets the following criteria. It shall be white, Full view, with clear or Low-E glass only. Retractable screens are allowed, but must meet above criteria. Maintenance of the storm door will be the responsibility of the unit owner.
12. Feeding wildlife is prohibited. Hummingbirds excepted.

AMENDMENT TO THE RULES AND REGULATIONS FOR FOREST GREENS CONDOMINIUMS

Pursuant to Section VIII of the Bylaws of the Forest Greens Condominiums Association (the "Association"), the undersigned officer of the Association, pursuant to an affirmative vote of the members representing a majority of the units' votes in the Association, hereby adds the following to the Rules and Regulations for Forest Greens Condominiums ("Rules and Regulations") as follows:

- 1. Smoking and vaping will be prohibited indoors in buildings 100, 200, & 300. Smoking & vaping would be restricted to patios, balconies, and outdoors only.**
- 2. Outdoor Occasion Decorations: According to the By-Laws we strive for an uncluttered and minimalistic appearance. The outside of the buildings are maintained by the Association and decorations shall not damage the property or interfere with snow removal or lawn mowing. Below are the rules for decorating:**
 - **The Condos in the upper decks may decorate their railings and/or light the immediate roof line.**
 - **Outdoor decorations on or in the condos on the ground floor are limited to patios. Unit owners may decorate using small trees and/or light the immediate roof line.**
 - **Townhouses may decorate their garage outline and/or small displays are allowed in the immediate front entry alcove using the entry light for illumination.**
 - **All Condo/Townhouse owners may decorate the inside of their homes.**
 - **The Forest Greens Condominium Association reserves the right to request that inappropriate decorations be removed.**
 - **Decorations can be put on the outside of the buildings & townhouses 30 days before the occasion and must be taken down no later than 30 days after the occasion.**
- 3. All other provisions of the Rules and Regulations shall remain in full force and effect.**
- 4. This Amendment shall be effective as of May 1, 2023.**