

TANNERS CREEK RULES & REGULATIONS

I. Application and Enforcement

Every homeowner and occupant within Tanners Creeks subdivision shall comply with these Rules and Regulations as set forth herein, and as amended from time to time. Failure of a homeowner or occupant to so comply shall be grounds for action which may include, without limitation, the assessment of fines against the homeowner, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Executive Board of the Homeowners' Association shall be permitted (but not required) to grant relief to one or more homeowners from specific rules and regulations upon written request and good cause shown in the sole opinion of the Executive Board.

II. Responsibility for Children

Children will be the direct responsibility of their parents or legal guardians who must supervise them while they are within common areas. Parents or legal guardians will be held financially responsible for the actions of their respective children in respect to any damage caused to the buildings or other common elements of the common areas by their children.

III. Parking

A. The sidewalks, entrances, roadways, and similar areas within Tanners Creek shall not be obstructed nor used for any purpose other than for ingress and egress to and from the homes therein.

B. No vehicle, including recreational, camper, boat, trailer, car or truck, will be parked on the grass or sidewalk of any lot. Recreational vehicles, campers, boats and trailers must be kept in the garage.

C. Commercial vehicles too large for a garage must be parked in the driveway. No vehicle larger than a pickup truck or standard van (not to exceed 10,000 pounds gross vehicle weight) is permitted.

IV. Pets

Pets must be on a leash and restrained at all times; Owners shall prevent pets from entering the property of another homeowner without the homeowner's or occupant's permission. Each residence is permitted a total combination of three (3) dogs or cats, provided the owner maintains control at all times. Animal nuisance of any kind will not be tolerated, including noise and improper waste disposal. Animal waste will immediately be collected by the owner (on his own property and other resident's properties as well). For disease prevention and sanitary reasons violators will be subject

to aggressive penalties, including fines, by the Executive Board.

V. Garbage Containers

Garbage containers can be delivered to the curb 24 hours prior to collection and must be retrieved 24 hours after collection.

VI. Pool

Each home should be limited to no more than 4 guests at a time unless prior approval is received from the Board. Minors under the age of 15 are not allowed without resident or occupant adult supervision. All homeowners and their guests are responsible for being aware of and for following all posted rules and regulations regarding pool use.

VII. Lawn Maintenance

It shall be the responsibility of every homeowner to maintain his or her lawn and any trees or plants located thereon. Said maintenance shall include, but is not limited to, keeping grass and/or weeds in the lawn at a reasonable height and removing all clippings from sidewalks, streets and curbs. Homeowners are responsible for maintaining all flower beds and tree beds located on their property. It is the homeowners' responsibility to prune all trees located on their property to ensure that all street signs (including but not limited to stop signs) are viewable to drivers. All homeowners shall remove and replace any dead or dying tree located on their property which is planted between the sidewalk and street with a tree that is a type which is prevalent throughout the subdivision and which stands no less than 10 feet when planted.

VIII. Structures

Written ARC approval is required prior to construction, modification or extension of decks, patios, screened porches and driveways. Deck footings and patios must stay within the minimum building line of any Lot. No deck or patio shall extend into the side yard beyond the plane of the residence. Deck waterproofing, sealing and staining is pre-approved provided that natural wood color is used. It is the homeowners' responsibility to maintain the deck (i.e., cleaning, staining, sealing, etc.).

Dog pens, houses and runs are not permitted anywhere on the property.