

PARK PLACE TOWNHOME ASSOCIATION, INC.
SYNOPSIS OF RESTRICTIONS, RULES AND REGULATIONS

This synopsis is to provide convenience to the owners and tenants of Park Place Townhome and is not intended to replace the *Declaration of Covenants, Conditions and Restrictions*, *Park Place Townhome, By-Laws*, the *Articles of Incorporation* or any rules and regulations promulgated by *Park Place Townhome Association, Inc.* (hereinafter "Association"). Please consult these documents for complete information. If you have any questions regarding this synopsis, please call.

1. Neither owners nor tenants shall use their property or any portion for any purpose other than for residential purposes. No business of any kind shall be permitted or conducted from any townhouse.
2. No signage, including real estate signs, is permitted.
3. No unlawful activity or nuisance shall be erected, maintained, operated, carried on, permitted or conducted on the property, nor shall anything be or become an annoyance or nuisance to the neighborhood.
4. No building, outbuilding, garage, fence, wall, retaining wall or other structure of any kind shall be erected, constructed, placed or maintained on the townhouse property.
5. There shall be no alteration, change in color by paint or otherwise, addition, changing, repairing, remodeling or adding to the exterior of any townhouse.
- * 6. Dogs, cats and pet birds in reasonable numbers may be kept on any property for the pleasure and use of occupants of the townhouse; never for commercial use or purpose. Dogs shall be on a leash at all times and shall be walked on grass immediately surrounding the occupant's townhouse. Occupants must clean up after their dogs. Violation of this section imposes a \$100.00 fine.
7. Each townhouse is assigned two reserved parking spaces. The guest parking is for guests' use only. After citing violation of this section to the owner of the vehicle being parked illegally, the vehicle will be towed at the owner's expense and the owner will be assessed a fine.
8. Properly licensed passenger automobiles (equipped with automobile factory designed bodies), one-ton pick up trucks and passenger vans (standard factory design) are permitted on the property. No truck is permitted which transports cargo so as to be unsightly, excessively large, or which extends beyond the cargo compartments of the truck.
9. Jeeps with factory canvas enclosures are permitted.

10. Motorcycles are permitted provided they do not emit excessive noise. Mopeds, powered bicycles, bicycles and tricycles are permitted but must be stored on occupant's patio when not in use.
11. There shall be no assembling or disassembling of motor vehicles.
12. Vehicles not mechanically operable or currently licensed for use are not permitted on site. After notification of this violation, vehicle will be towed at owner's expense.
13. No garbage containers or receptacles shall be permitted outside of owner's townhouse except in enclosed courtyard.
14. All trash and garbage must be deposited into the dumpsters and may not be placed outside the dumpster. If an item is too heavy or bulky to fit into the dumpster, occupant must call management office to schedule a time certain when the item can be placed along side the dumpster for pick up by a vehicle with special equipment to do so. Violation of this section imposes a \$100.00 fine and will be strictly enforced.
15. Only standard outdoor patio furniture is permitted on rear patio.
16. Barbecue grills shall be used only in courtyards or in other designated areas.
17. No clothes or similar articles shall be hung on balconies or outdoors for any purposes whatsoever, except within owner's courtyard, and in such a manner as to not be visible from outside the courtyard.
18. Balconies may be enclosed after prior written authorization from the Association. All open balconies must have an orderly and uncluttered appearance.
19. All window and door screening shall be maintained in good repair.
20. Hurricane shutters may be installed on townhouses; however, they cannot be permanent and must be able to be completely removed.
21. Parents shall be held responsible by the Association for acts by their children which are in violation of the covenants, and the rules and regulations of the Association. Owners shall be held jointly responsible with their lessees, tenants, and guests for adherence to these covenants and the rules and regulations.
22. In the event of a re-sale of a dwelling, the new owner shall notify the Association of the change of ownership within ten (10) days of closing. In the event of a lease of a unit, the owner of the unit must notify the Association prior to occupancy in writing, stating that the tenant or lessee is aware of these covenants and the rules and regulations of the Association, and has agreed to adhere thereto and has furnished the Tenant Information Form to the Association.