ARTICLE X – CONDITIONS OF AND RESTRICTIONS ON OWNERSHIP, USE AND ENJOYMENT

Paragraph 5. Pets/Refuse/Compliance.

5. Pets/Refuse/Compliance. Two pets are permitted to reside in each Unit. The Association, acting through its Board of Directors, may prohibit certain types of pets entirely. The Board of Directors shall have the right to require any Unit owner (or any occupant or invitee of a Unit) to dispose of any pet or remove such pet from the Unit and the general common elements and limited common elements, if in the opinion of the Board of Directors, acting in its sole discretion, such pet is creating a nuisance, e.g. the owner of the pet does not clean up after the animal, the animal is noisy or the animal is not properly controlled. In the case of a dog or a cat, it must not be leashed to common elements but when walked, must be leashed and not allowed to roam or run freely about the common elements. No animal pens, sheds, fences or other outbuilding or structure of any kind shall be erected by a Unit owner on any common area without the written consent of the board of directors of the Association. No activity is allowed which unduly interferes with the peaceful possession and the proper use of the property by its owners. No fire hazard or unsightly accumulation of refuse is allowed. All laws, ordinances and the regulations of governmental bodies shall be observed by the owners and the Association.

Our major concern taken from this paragraph is what happens when "the owner of the pet does not clean up after the animal." The Board has the right to require that the pet be removed from the unit, which we certainly do not want to do nor do we want to impose the $50 fine. To avoid taking those steps we are asking you once again to PLEASE clean up after your pet around your unit and when walking your pet on the sidewalk around the common grounds. In a few areas, it was nearly impossible to take a step without maneuvering around several deposits. It was unsightly, unsanitary and unnecessary. Our lawn contractors mow on Thursdays. Make it your duty as a unit/pet owner to, at the very least, pick up all residues by every Wednesday evening.

Paragraph 9. Additional Rules, Restrictions and Regulations.

This paragraph addresses window coverings. "In order to enhance the exterior appearance of the Buildings, all drapes having an exterior exposure shall be lined in white unless permitted in writing by the board of directors." The board interprets "drapes" to mean window coverings and window coverings do not include blankets, sheets, etc. unless these coverings are being used for privacy on a temporary basis.

ARTICLE IX – MAINTENANCE, ALTERATION AND IMPROVEMENTS

Paragraph 3c. Maintenance by Owner.

In this paragraph the maintenance of improvements or alterations added by the owner is addressed. In particular, the board wants to remind unit owners who have installed dishes on their roofs or on other common elements that they are responsible for repairs that were the initial responsibility of the Association.