

## **B. Unit Regulations**

1. Insurance. Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance for the Association without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done, or kept in his Unit, or in the Common Elements which will result in the cancellation of insurance on the Association Property or any part thereof or contents thereof, or which would be in violation of any law.

2. Offensive Activity: No noxious or offensive activity shall be carried on in any Unit, or in the Common Elements, nor shall anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner shall make or permit any disturbing noises on the Property by himself, his family, guests or licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Unit Owners. No Unit Owner shall play upon, or permit to be played upon, any musical instrument or operate or permit to be operated a music player, television set or radio at such high volume or in such other in manner that it shall cause unreasonable disturbances to other Unit Owners.

Any expense incurred to repair, clean or otherwise restore the Common Elements as a result of abuse or misuse by an Owner or occupant shall be the financial responsibility of the responsible Owner.

3. Animals:

a. No animals, reptiles, birds or insects of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that no more than two (2) household pets may be kept in a Unit, provided that (a) they are not kept, bred or maintained for any commercial purposes, and (b) they do not cause a nuisance or unreasonable disturbance or noise. In no event shall any animal be permitted in any portion of the General Common Elements unless carried or on a leash controlled by the attendant. The person attending the pet must carry appropriate tools and bags with which to properly dispose of the pet feces. Plastic bags must be deposited in trashcans.

b. In compliance with insurance requirements, and for the safety of all residents, guests, and workers, the following breeds of dogs will be prohibited from being on any property at The Villages at any time.

1. Akita
2. Alaskan Malamutes
3. Chow Chow
4. Doberman Pinschers
5. German Shepard
6. Great Danes
7. Mastiffs
8. Pit Bulls
9. Presa Canarios
10. Rottweiler

11. Siberian Huskies
12. Staffordshire Terriers

c. Renters are prohibited from having pets in their unit, either owned or visiting pets.

4. Vehicles: All vehicles belonging to any Resident shall be parked in their designated spaces, and not in the guest parking spaces in front of the Mid-Rise garage. Unless signage otherwise indicates, guests at VMHBCA townhouses may park for the duration of their visit in nearby paved areas in a manner so as not to damage landscaping or other improvements, block roadways or interfere with the parking privileges of others, provided that such parking must accord with fire codes. The parking of trucks (other than pickup trucks), commercial vehicles, boats and trailers, and campers is prohibited except in the Unit's garage or in the Owner's assigned parking spaces. The Association assumes no responsibility or liability whatsoever for the loss or damage to any automobile or vehicle while parked on the Property. The repairing of cars or other vehicles on the Property is prohibited except in an emergency. The parking or storage of junk vehicles is strictly prohibited, and automobiles without current license tags shall be considered junk storage. All parking is limited to paved areas and parking is not permitted to block transit or fire lanes. Vehicles parked so as to obstruct vehicular access to or egress from designated spaces or roadways, or so as to endanger any person shall be subject to towing at the expense of the individual responsible for such improper parking. At all times guest parking must never block the possibility of large waste disposal trucks, construction trucks, or large fire emergency vehicles from access to all roadways within the VMHBCA compound.

5. Color: Unit Owners shall not paint, stain, or otherwise change the color of any exterior portion of the building or structures attached to it.

6. Outside Display: Wreaths and nameplates may be installed on exterior Unit doors. Wreaths and other seasonal decorations may be installed on doors, walls, balconies, patios and lawn for a maximum of 30 days before and 30 days after a holiday. With these exception, without the prior consent of the Board of Directors, (a) Unit Owners shall not affix or display anything on the outside of doors, windows, sliding doors or on outside walls or deck of any Building, and (b) no sign or advertisement, awning, canopy, shutter or radio antenna shall be affixed to or placed upon the exterior walls and doors, sliding doors, deck, roof or windows. No clothes or other materials shall be hung outside a Unit.

7. Work on Units: Workmen and contractors may only work in or on units between 8 AM and 6 PM on weekdays, except in case of an emergency or with Board approval. Unit owners working on their Units should also respect these limits. Prior to any alteration or improvement to a Unit other than cosmetic modification (i.e., replacement of carpet, painting of walls, etc.), the Unit Owner must obtain the necessary approvals from the Town and must submit to the Property Management Office the specifications and description of the proposed changes, as well as copies of all permits and the names and addresses of all contractors and subcontractors that will be working on the Unit. All contractors and subcontractors must be licensed and have adequate insurance coverage. Unit owners must provide permitted to begin. Placement of construction equipment requires Board approval.

8. Hazard Precaution: No gasoline, propane, explosives or any other highly flammable materials or hazardous materials shall be stored in a Unit, in its garage (except for propane attached to a grill), or on its balconies.

9. Duty to Maintain: Unit owners are required to insure that heat thermostats are kept at a minimum of 55 degrees F.

10. Waste Disposal:

a. All garbage, rubbish and debris shall be disposed of in appropriate containers and in designated areas. Except for said designated areas, the Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.

b. In the Midrise buildings, no garbage cans or recycling bins shall be placed in the halls or on the staircase landings.

c. For townhouse residents, no garbage cans or recycling bins shall be placed outside of the dwelling more than 24 hours before or 24 hours after the pickup time.

11. Access to Units: Residents shall have a key to the Unit placed with the Property Manager in a secure location so that there is access to the Unit in case of emergency.

12. Dryer Vent Maintenance: It is the responsibility of the Unit owner to obtain an inspection and cleaning (if needed) of any clothes dryer vents in their Unit on a biyearly basis (during every odd-numbered year) according to the guidelines of the VMHBCA Dryer Vent Maintenance Policy.

13. Emergency Generators: Permanently installed emergency generators are not allowed within Units, the Common Area and Exclusive Use Common Areas. With the written approval of the Board of Directors, Temporary Portable Generators may be used in emergency situations in accordance with the VMHBCA Emergency Generators Policy.

14. Television Antenna or Satellite Dish: Except as specified in the Television and Satellite Dish Policy, no resident may install a satellite dish or other antenna designed to receive television broadcast signals that is not wholly within their Unit without approval of the Board.