

**SCHEDULE A**  
**Rules and Regulations**

1. Any common sidewalks, driveways, entrances and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress and egress from the units.

2. Except as to the areas termed limited common elements and except as to vehicles subject to Rule #3 herein, no articles shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.

3. No vehicles belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee or employees of a unit owner shall be parked in such manner as to impede or prevent ready access to any part of the project. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed. Vehicles shall not be stored in the garage, must be in operating condition, used on a regular basis, insured and currently licensed. Any such vehicles and improperly parked vehicles are subject to being towed at the owner's expense.

4. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.

5. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antenna, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrudes through the walls or the roof of the Common Interest Community improvements except as may be expressly authorized by the Association.

6. Owners and occupants shall exercise care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb owners, tenants or occupants of other units.

7. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.

8. The Association assumes no liability for nor shall it be liable for any loss or damage to articles left or stored in any common or other area.

9. Any damage to the general common elements or common personal property caused by the owner or a child or children of a unit owner or their guests or the guests of a unit owner shall be repaired at the expense of that unit owner.

10. The Resident Manager, the Managing Agent or the Board of Directors shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent and, if such consent is given, the owner shall provide a key for the Managing Agent's or the Board of Director's use. All locks must be keyed to the Managing Agent's master key system. Notwithstanding the foregoing, electronic locks shall be permitted subject to three (3) mandatory requirements. The electronic locks must be: (i) keyed for use with the current Sawmill Creek master key system; (ii) suitable to cover both existing holes in the door; and (iii) of satin nickel finish to match the other locks now in use. Only electronic locks which comply with the above requirements will be permitted. No exceptions!

11. The balconies and terraces, decks or patios shall be used only for the purpose intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking. Outdoor cooking on such areas shall be permitted only if such cooking can be accomplished without smoke.

12. No cats, dogs or other animal or bird or reptile (hereinafter for brevity "animal") shall be kept, maintained or harbored on any part of the Common Interest Community property and unit that are not owned or under the control of a unit owner unless the same in each instance is expressly permitted by the Managing Agent, Resident Manager or by the Board of Directors. Where such permission is granted, such permission is revocable if the animal becomes obnoxious to other owners, occupants or guests, in which event the owner or person having control of the animal shall be given a written notice and will be required to remove the animal from the Common Interest Community property and unit. The notices provided for herein shall be issued by the Managing Agent or Resident Manager. Dogs must at all times be leashed and owned by and under the control of the unit owner. Unleashed dogs shall not be permitted in any areas of the Common Interest Community property and its common areas and facilities. Dogs and other animals may not be left unattended on balconies, decks or patios at any time. It shall be the duty of the unit owner to remove and immediately clean up after the animal. Service animals are permitted.

13. Fireworks of any kind, whether explosive or non-explosive, shall not be stored, carried or brought or permitted on any part of the Common Interest Community property, including within a unit, nor shall any fireworks be ignited, displayed or exploded on any part of the Common Interest Community property.

14. Noise transmission from unit to unit can be a significant problem in the complex. In order to minimize the problem, the following floor coverings must be used in all units when replacing current materials:

- Carpet with padding must be used in all bedrooms, living rooms and dining rooms. Installation shall achieve an IIC rating of at least 75 based on wood framed construction.

- Hard surface materials may be used only in “wet” areas including, and limited to, entry hall, bathrooms and kitchens. All flooring in these areas must be installed over an underlayment material to achieve an IIC rating of at least 50 based on wood framed construction.

15. Smoking of any type or kind is not permitted on any part of the Common Interest Community, including but not limited to, any unit, balcony, deck, or the common areas and facilities. The Common Interest Community shall be a smoke free environment. Marijuana products and smoking are strictly prohibited within the Common Interest Community.

16. Violations of any of the Rules and Regulations shall be subject to a warning and/or fine. If the warning and/or fine is related to an owner or an owner’s guest, any fine shall be charged to and the responsibility for payment shall be that of the owner; otherwise, the responsibility for payment shall be that of the occupant/guest of the unit and charged to the occupant/guest prior to departure. The warning and/or fine for each separate violation of the Rules and Regulations shall be as follows:

First Violation:	Written or oral warning by Managing Agent or Resident Manager
Second Violation:	\$100 Fine
Third Violation:	\$200 Fine
Fourth Violation and thereafter:	\$300 Fine

The violations for each separate violation shall be cumulative and shall not restart on a semi-annual, annual or some other basis. The unit owner shall at all times be responsible for the violations of the unit owner and the unit owner’s guests.

The foregoing Rules and Regulations are subject to amendment and to promulgation of further policies, procedures and Rules and Regulations. The Board has the authority to create, adopt, enforce and amend policies, procedures and Rules and Regulations