

SOUTHWOOD 2, LOT 11 CONDOMINIUM ASSOCIATION, INC

RULES AND REGULATIONS

1. Alterations, Disturbances

- a. No alterations of any kind may be made to the exterior portions of the building.
- b. No structural, plumbing or electrical changes within the individual units may be made without prior written approval of the Board.
- c. No Unit Owner, tenant, or guest shall make any noises in the building or adjacent grounds which may disturb the occupants of other Units: this shall include unreasonable noise levels from TV, radio or stereo.
- d. Any violation of this Paragraph 1 that is not corrected within 30 days after receipt of Notice of Violation from the Board, will result in a fine of \$50.00 per month for each month the violation continues.

2. Common Property

- a. Any damage to the Common Property caused by any Unit Owner, tenant or guest shall be the responsibility of the Owner and the Owner shall be assessed for the cost of repairing such damage.
- b. No sporting equipment (other than bicycles), rubbish, debris, litter, personal articles or equipment, or other objectionable matter shall be stored or left in or on the Common Property. Common Property includes, but is not limited to, walkways, sidewalks, stairways, and front porch areas.
- c. Any violation of this paragraph 2 that is not corrected within 30 days after receipt of Notice of Violation from the Board, will result in a fine of \$50.00 per month for each month the violation continues.

3. Assessments and Late Fees

- a. All monthly assessments and any special assessments, fines, or other lawful charges of the Association are due and payable in full on the first (1st) day of each month. Any payment which is received after the tenth (10th) day of the month shall be considered late, and Owner will be assessed a late fee of \$25.00 for the month it was due and each month thereafter until paid in full.

4. Legal Action

- a. Unit Owners who are delinquent in the payment of any assessment, special assessment, fine, late fees, or other lawful charge shall be subject to legal action for collection. Once legal action has been commenced, all legal fees and costs of collection will be assessed to the Unit Owner.