

The Retreat at Forest lakes Homeowners Association, Inc.

I: Pets

- 1) Unit owners are required to abide by the laws and local ordinances with respect to licensing, caring for and controlling pets.
- 2) All pets must be leashed and attended to at all times while outside of the unit. Pet litter must be removed by the owner or guest immediately, regardless of weather conditions, from the area surrounding their unit and from all other areas of the community. "Pooper-scoopers" and/or shovels are available at your local pet or hardware store.
- 3) No animals other than dogs, cats, birds or other animals approved by the board, in its sole discretion, may be raised, board or kept anywhere in the community, nor shall any animals be kept, bred or maintained for commercial purpose.
- 4) Unit owners are responsible for the actions of their pet or the pet of anyone residing in or visiting their unit. The owners are responsible for the costs of repairing any damage to the community areas caused by such a pet, including but not limited to, the cost of replacing grass, bushes or other landscaped areas.

II: LANDSCAPING

- 1) Watering and care of any shrubs or flowers planted by the homeowner are the responsibility of the unit owner.
- 2) There is an automatic irrigation system for private units.
- 3) All garden hoses must be neatly rolled and placed near the water spigot when not in use. Storage of garden hoses must not interfere with the regular landscape maintenance.
- 4) Flowers may be planted in existing beds only. The unit owner is responsible for the maintenance and upkeep of these additional plantings.
- 5) No homeowner may change, alter or deviate from the original landscape plan without prior approval from the Architectural Control Committee or Board of Directors.

III: VEHICLES

- 1) Vehicles shall be kept in operating condition with a valid license plate while parked in the community. Vehicles not in compliance may at the association's discretion be removed from the property at the expense of the vehicle owner.
- 2) Each unit owner is allocated two (2) parking spaces. If your unit has a garage, the two spaces are limited to your garage and driveway. (See Covenants, Conditions and Restrictions for further clarification).
- 3) Vehicles may not block fire hydrants and/or mailboxes.
- 4) Residents must direct their guests to park in the allocated visitor parking area, if applicable.
- 5) After 2" of snowfall, all vehicles must be moved to facilitate snowplows.
- 6) No RV's, ATV's, or Commercial Vehicles, Trailers, Boats, are allowed to be parked in the community. (See Covenants, Conditions and Restrictions for further clarification).
- 7) Since many of our communities have no posted speed limit signs, please use extreme caution when traveling through the community.

III. SATELLITE DISHES AND FENCES

- 1) No homeowner may install a fence or patio divider without prior approval from the Architectural Control Committee and/or the current managing agent. (See attached Fence Installation Guidelines)
- 2) Satellite dishes cannot be installed without prior written approval from the Architectural Control Committee and/or the current managing agent. (See attached Satellite Installation Guidelines)

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Responsibilities of the Association

1) Infrastructure and Common Area Maintenance Includes:

- a) Insurance – The Association will obtain and maintain insurance coverage for the replacement of the building structure and the common areas. (Insurance coverage on internal contents, unit upgrades and any personal property is the responsibility of the homeowner.)
- b) Sewer lines – External to the unit
- c) Water lines – External to the units and on outside walls, beyond drywall
- d) Community streets, curbs and public walkways
- e) Street lighting
- f) All turf areas, trees and landscaping in common areas
- g) Smoke and fire alarm systems in each building (if applicable)

2) External Building Maintenance Includes:

- a) Wood and vinyl siding repairs, as needed
- b) Roof repairs as required, including flashing
- c) Chimney, chimney chase and outside vents
- d) Rain gutter and downspout repairs or replacement (if applicable)

Responsibilities of the Homeowner

1) All interior maintenance including but not limited to:

- a) Plumbing problems within the unit, including outside faucets in the rear and garage
- b) Basement leakage or flooding from the foundation footing drain tile, sunken patio drainage or sump pump failure (if applicable)
- c) Electrical problems with all metered circuits within the units
- d) Heating and Air Conditioning systems
- e) Exhaust and ventilation systems
- f) Television radio or cable service connections (must submit for approval)
- g) Sump pumps and external discharge
- h) Vermin and pest control including wasps, ants, spiders, termites, roaches, mice and other insects
- i) All painting within the unit
- j) Costs to relocate or repair abused fire/smoke alarms or detectors

2) Certain exterior maintenance including:

- a) Outside entry doors including glass, frames and weather seals
- b) Outside windows including glass, sash frames and weather seals
- c) Garage door including panels, all mountings opening and locking hardware, weather stripping and automatic door openers (if applicable)
- d) Maintaining all owner installed items and options such as but not limited to, optional end unit side patios, rear patio additions, window well covers, gas grills, storm doors, rear and side patio lights and fixtures, etc.
- e) Keeping the area surrounding the unit free from trash, paper and other debris

3) Doors, Locks & Windows:

- a) Peepholes or door knocks are permitted. The unit is responsible for maintenance and installation of locks and peepholes

- b) Storm doors are permitted using the following guidelines:
 - i) Door must be full view glass
 - ii) Door must be trimmed in white
- c) Once the storm door is approved and installed, the upkeep and maintenance of the door will be the responsibility of the unit owner
- 4) Insurance on unit upgrades and personal content
- 5) Payment of real estate taxes assessed on the unit

General Responsibilities of the Homeowner

- 1) All toys, bicycles, recreation, furniture etc. must be removed from the common areas, driveways and sidewalks by sunset daily and during landscape maintenance routines
- 2) No activity is permitted on the property, which might cause damage to lawns, landscaping, buildings, pavement or other personal property. If damage is caused to any community area or another owner's property due to actions of a unit owner, a household pet, guests or occupant, the owner of the unit will be responsible for repair charges as determined by the Board of Directors and or the Management Company
- 3) Unreasonable noise or actions (i.e. loud music, barking dogs, wind chimes, etc) or any other nuisance or illegal activity will not be permitted. No physical or verbal abuse is permitted and is subject to civil charges filed by the complainant
- 4) No addition, alterations or improvements shall be made to any unit exterior by an owner without prior written approval from the Architectural Control Committee or the Management Company.
- 5) Each owner is responsible for keeping his/her unit and surrounding area clear of all rubbish, debris and other unsightly material
- 6) No signage of any kind is to be displayed on the property. (See Covenants, Conditions and Restrictions for further clarification). The 2014 Board of Directors approved the use of small security system signs (or small decal in front windows) on a short stick mount placed in the plant bed close to front of the unit
- 7) Holiday home decorations, including banners and holiday decorative signs, must be removed within 7 days following the observance of the holiday with the exception of Christmas. Christmas decorations must be removed no later than January 15th. The Board of Directors reserves the right to disapprove displays as detailed in Section 7 of the Declarations of Covenants, Conditions and Restrictions