

SANTREE ASSOCIATION

RULES AND REGULATIONS

These Rules and Regulations are adopted by the Board of Directors of the Association of Santree as of June 22, 2007, pursuant to the power granted to the Board in Section 6.6 of the Bylaws. Capitalized terms used herein are as defined in the Master Deed and Bylaws of Santree.

1. Association Dues. Association dues (general assessments) are due on February 1st and July 1st each year in an amount established annually by the Association Board of Directors. (Presently, general assessments are \$90 twice a year, for a total of \$180. The Association has the right to change the amount of general assessments and to levy special assessments as set forth in the Master Deed.) The Association sends invoices to each Co-owner for such dues in advance, however, neither the failure of the Association to send an invoice or the failure of any Co-owner to receive such an invoice relieves any Co-owner from the duty to pay dues. If payment is not received by the due date, a \$5 late fee will be added to the account of each Co-owner failing to pay the dues in full, and an additional \$5 late fee will be charged for each calendar week that such dues remain unpaid in full. There will be NO EXCEPTIONS. The Association will take all appropriate legal action including placing a lien on the Unit of any Co-owner whose dues become delinquent.

2. Vehicles:
 - a. Storage of Vehicles, etc. Pursuant to Section 6.1.4 of the Bylaws, recreational vehicles, trailers, and the like shall not be stored on the front or side of any Unit. During "active" months, when such vehicles are used regularly, they may be parked in Unit driveways, but no such vehicle may be stored during winter or other periods of inactivity with blue tarps or any other similar covering on them, unless screened from view pursuant to Section 6.1.4, and as permitted by the Association in its sole discretion. The Association may receive and process complaints on this issue, and take appropriate action with any Co-owner including requiring removal of a violating vehicle or requiring proper screening in accordance with this rule and the Bylaws.

 - b. Recreational Vehicle Use. Snowmobiles, ATVs and other recreational vehicles are not allowed to be used on the grounds of Santree, per Section 6.1.4 of the Bylaws. The Association may

receive and process complaints on this issue, and take appropriate action with any Co-owner, including levying fines under subsection (c) and/or requiring removal of such vehicle/s.

c. Association Action. Any Co-owner in violation of these vehicular policies shall first receive a written notice from the Association specifying the violation and the action the Co-owner must take. If the Co-owner: (i) in the case of a violation under (a) fails to remedy the violation within 10 business days, or if the Co-owner repeats any such violation after remedy; or (ii) in the case of a violation under (b) fails to immediately cease use and/or fails to remove a restricted vehicle from the grounds of Santree as instructed, the Association may thereafter levy a \$25 fine on the account of such Co-owner for each subsequent violation without notice; provided, however, that in the event a fine is levied for a failure to remedy a violation, an additional \$25 fine may be added to the account for each 24-hour period that the violation continues.

3. Exterior Maintenance and Alterations. Each Co-owner shall maintain its Unit and all improvements appurtenant thereto in a safe, clean and sanitary condition. The foregoing shall include but not be limited to keeping the exterior of each Unit (including the lawn and landscaping surrounding such Unit as well as all adjoining structures such as any fences, screens, walls or any other structures or improvements) maintained, properly painted or stained, and in a general state of good repair and appearance. All lawns must be kept less than 6 inches long at all times. The Association may receive and process complaints these issues, and take appropriate action with any Co-owner. The Association shall first send a written notice to the Co-owner specifying a violation. If the Co-owner fails to remedy such violation within 5 business days of receipt of the notice, the Association may thereafter levy a \$25 fine on the account of such Co-owner without notice, and levy an additional \$5 fine for each 24-hour period that such violation continues thereafter. In addition, if such violation concerns the lawn, landscaping, grounds or exterior maintenance of a Unit, the Association may enter upon or cause third parties to enter upon such Unit for the sole purpose of performing landscaping and maintenance services including mowing, weeding, painting or other similar services, and may assess the cost of such services to the account of the Co-owner owning such Unit.
4. No Solicitation. No canvassing, soliciting, distribution of hand bills or other written material, or peddling shall be permitted by or through any Co-owner in the Project, and each Co-owner shall

cooperate with the Association in the prevention and elimination of same.

5. Waiver. The Association may, upon request by a Co-owner, waive the compliance by such Co-owner of any of the foregoing Rules and Regulations, provided that (a) no waiver shall be effective unless signed by the Association or the Association's authorized agent, (b) any such waiver shall not relieve such Co-owner from the obligation to comply with such rule or regulation in the future unless expressly consented to by Association, and (c) no waiver granted to any Co-owner shall relieve any other Co-owner from the obligation of complying with the foregoing Rules and Regulations unless such other Co-owner has received a similar waiver in writing from Association.
6. Fines; Liens on Units. All fines levied under these Rules and Regulations shall, if the same remain unpaid for ten calendar days from the date a Co-owner is assessed any such fine, constitute a lien on the delinquent Co-owner's Unit and may be collected in the same manner as assessments, as set forth in Article II of the Bylaws.
7. Amendment; Subordination. The Association reserves the right to make reasonable amendments, modifications and additions to the Rules and Regulations heretofore set forth, and to make additional reasonable Rules and Regulations, as in the Association's sole judgment may from time to time be needed for the safety, care, cleanliness and preservation of good order of the Project. Such changes will be in writing. To the extent any of these Rules and Regulations conflict with the Master Deed or Bylaws of the Project, such Master Deed and Bylaws shall control.