

Rules & Regulations: APPROVED: JULY 17, 2001

The Board of Directors of the Cabin Village Homeowners Association "the Association" hereby adopt the following Rules & Regulations applicable to all residents and owners of Cabin Village "the Village" and are designed to make living at Cabin Village safe and comfortable, to ensure harmonious relations between all owners, guests and residents.

In order for the Rules and Regulation contain herein to be effective they must be enforceable. Accordingly, violations by Owners, their employees, relatives, guests or lessees, will receive written warning, thereafter, any offender of these Rules & Regulation will be subject to whatever action the elected Board of Directors deems necessary including, but not limited to, fines and penalties.

SECTION A: QUALITY STANDARDS OF THE HOMESITE

1. Fences: The Association requires details as to the particular type of fencing, height, area to be fenced, and any other information as it deems necessary to approve or decline any request submitted prior to the installation of any fence. Any cost associated with providing the required descriptions and documentation will be the responsibility of the homeowner.
2. Storage Sheds: All storage sheds shall not exceed 10' long X 10' wide X 8' high as measured exteriorly. All plans must be submitted to the Association for approval and must meet the Associations requirements for appearance and the local building code for snow load. No more than one shed of any size is permitted per lot. Sheds shall not have sleeping facilities. Any damage caused by the shed to any another person or to any owners property is the sole responsibility of the owner of the shed and not the Association.
3. Steps & Porches: Steps & Porches are required to meet local building codes. All railings and porches must be maintained in good repair at the sole expense of the owner, and be subjected to Association requirements and subject to fines if they don't comply or look respectable.
4. Maintenance of Homesite: Owners and or their residents shall maintain the homesite including, but not limited to snow removal, watering of lawns, mowing or trimming of grass, maintaining of trees, shrubs as deem appropriate by the Association. Maintenance of the homesite and its subsequent condition & appearance is determined by the Association and those homesites not in compliance can be subjected to fines and regulations established by the Association.
5. Trash: All trash, or similar items not attached to the homesite shall be kept out of sight and not loose and not be a health or safety risk. All trash shall be placed in the appropriate dumpster provided by the Association. Any trash not fitted inside the dumpster shall be taken to the dump at the owners/residents expense and shall not be piled outside the dumpster and therefore, any additional charges that result there of will be the sole responsibility of the owner of the homesite.
6. Toys, etc.: Toys, including bicycles, tricycles shall be kept in a neat order on the owners/residents homesite. If any item is found in common or vacant areas or on streets may be picked up by the Association and unless claimed by the owner within 24 hours may be distributed

to charities of the Associations choice and or the owner/resident can be subject to a fine determined by the Association. The Association assumes no liability for taking such action.

7. Homesite Improvements: All lawns, shrubs, trees, paving, decks, steps & purchases and other landscaping and homesite improvements installed or completed by the owner/resident become part of the real estate of the homesite and shall remain upon the site at the termination of occupancy by said owner/resident and shall not be removed

8. Signs: No sign, advertisement, or other lettering shall be exhibited, inscribed, painted or affixed by any owner or other person on any part of the outside of the homesite, not shall any advertisement, announcement, solicitation of any kind be distributed or passed out in any part, without prior written consent of the Association.

SECTION B: UTILITIES OF THE HOMESITE

1. Electric: All owners within Cabin Village shall have access to their electric shut off box regardless whether the electric box is on their homesite. No owner/resident shall deny another owner/resident to gaining access to their electric box for maintenance or repair or inspection at any reasonable time.

2. Gas: No owner/resident shall deny access to any other owner/resident to their gas meter if said meter is not located on said owners/residents property. All owners/residents must be aware of the location of the gas shut off valve to their homesite

3. Water: All homes that do not have a water shut off valve located within the boundaries on their homesite shall not be prevented from reaching their water shut off valve by any other owner/resident for any reason. All homes must have a frost free faucet on the home when an outside faucet exists on the home.

4. Maintenance, improvements and upgrades to any homesites water system, gas system or electric system is done at the sole expense of the owner but the Association must be notified of such repairs, improvements and upgrades.

5. Water rates: Price increases for water shall be based upon the identical increase levied by the Town of Granby and shall be passed onto each owner in the form of increased Association fees/dues. New fees/dues will be effective at the same time the increases levied by the town take affect and are not subject to any advance notice.

SECTION C: AUTOMOBILES, RV's AND BOATS, ETC.

1. Village Speed Limit: The speed limit inside the village boundaries is not to exceed 5 MPH. Only individuals holding a valid drivers license may operate a vehicle within the boundaries of the Village. All vehicles operating within the Village must not emit excessive noise or pollution or otherwise the owner will be fined accordingly to Association's discretion.

2. Parking: Guest & visitor vehicles must be parked in designated areas as determined by the Association. Owners/residents are responsible for their guests and visitors complying with this

requirement. Special events at any owners residence must have prior approval of the Association and neighbors.

3. Parked Vehicles: No vehicle may be perminetly parked in any common area which impedes the flow of traffic or interferes with the regular operation of Cabin Village. Any Illegally parked vehicle may/will be removed by the Association at the owners expense and risk.
4. Registered Vehicles: Only vehicles which have a current and valid license plate and registration are allowed within the Village. All vehicles must be mechanically operable. Those that are inoperable for more than 10 days must be removed or the vehicle may be removed by the Association at the owners expense and risk.
5. Occupying Vehicles: Sleeping in any vehicle is prohibited at any time.
6. Other Vehicles: Trucks, (other than the average pick-up truck), construction as well as farm equipment shall not be stored, parked or kept within the Village at any time. Removal of these vehicles may be made by the Association at the owners/residents expense and risk.
7. Spills: Vehicles that drip oil or gasoline must be repaired immediately or the owner/resident will have to remove said vehicles according and clean up any remnants of the spill.
8. Inoperable Vehicles: The immobilization of any vehicle for repairs or overhauling at the residence site or on any street or common area within the boundaries of the Village is prohibited. Failure to obey the regulation will result in a fine levied by the Association.
9. Recreational Vehicles: RV's are not permitted to be stored within the village boundaries at any time. At no time can any RV be inhabited by any individual for any length of time nor can any utility be connected to a RV for any reason at any time.
10. Boats: Boats are not permitted to be stored within the Village boundaries at any time nor can anyone be sleeping in or occupying a parked boat at any time for any reason.
11. Motorcycles: Motorcycles are considered a vehicle and must conform to the rules for vehicles as stated herein.

SECTION D: ANIMALS

1. Licenses: All pets within the Village must be inoculated and licensed according to applicable local laws governing all domestic animals.
2. Pets Under Control: Pets are not allowed unattended in any common area and must remain on the property of the owner/resident at all times. Pets are not to infringe on any other homeowners rights or run loose on any other owners property. Owners/residents of animals will be held totally accountable for their pets and must clean up after them and remove any pet litter from any other owners property.

3. Noisy or unruly or dangerous animals or those which any other owner/resident files a complaint with the Association shall be removed upon notice at the animals owners expense or risk.

SECTION E: RENTERS

1. All renters must first sign a statement that they have received, understand and agree to obey all the Rules and Regulations, By-Laws and Declarations of the Village and shall not be permitted to occupy any residence until such signed statement is received.

2. The ultimate liability and responsibility for the conduct of the renter of any residence shall remain the sole responsibility of the owner of the residence as will the payment of any fine assessed by the Association for failure of the renter to abide by the Rules and Regulations, By-Laws or Declarations of Cabin Village.

3. Continuous violations of any renter or the guest of any renter will result in fines established by the Association and can result in the eviction of the renter and or the renters guest from the Village and all expenses incurred by the Association to institute such evictions shall be at the sole expense of the owner and their renter.

4. Any expenses incurred by the Association to evict any renter or renters guest will be the sole responsibility of the owner of the property in question.

5. The maximum occupancy of any residence will be based solely on the number of bedrooms within the residence. For each bedroom as illustrated and documented by the homesites floor plan, two individuals will constitute maximum occupancy. Therefore, a two bedroom has approval for occupancy of 4 individuals, a three bedroom has approval for occupancy of 6 individuals, and so forth. Failure of any owner/resident to comply with this Rule will be subjected to a fine determined by the Association.

SECTION F: MISCELLANEOUS ITEMS

1. Antennas: No TV or FM antenna of any nature over 3' in diameter or height shall be installed on any homesite. All antennas shall conform to local zoning laws and Association regulations. All antenna must receive prior approval of the Association before installation.

2. Clotheslines are not permitted within the boundaries of the village at any time.

3. Fireworks are not permitted at any time for any reason within the village.

4. The use of guns, including but not limited to, blow guns, air guns, sling shots, or bows & arrows or other dangerous instrumentality's are not allowed in the Village at any time for any reason.

5. The hurling of rocks, knives, sticks and any other projectile(other than balls or toys designed for sports and play when engaged in such activity) is strictly prohibited within the boundaries of the Village.

6. Open fires are prohibited for any reason at any time within the boundaries of the Village. Charcoal or gas grills are not considered open fires.

7. Any outside construction on any homesite must have prior approval of the Association and abide to local zoning regulations.

8. No construction of any type, at any time can be performed within the village boundaries without prior consent of the Association and the appropriate insurance liability and workers compensations insurance, etc. be in effect, for the purpose of protecting all owners/residents/occupants and personal property of the Village.

9. No unreasonable noise of any kind shall exist within the village. Radios, stereos, televisions and conversations shall be kept at a level low enough not to disturb any other owner/resident of the Village.

10. No commercial enterprise or business shall be conducted by any resident within the boundaries of the Village according to local zoning laws & regulations. Nor shall any advertising material be distributed or posted by any resident within the boundaries of the Village under any circumstances.

11. Negligence: Any damage caused by a resident, or any person, a guest, agent, or representative or property of any type (i.e., a shed, TV antenna, motor vehicle, etc.) of a resident to a person or the property of another resident, will be the sole responsibility of the resident or such person owning the property causing the damage, but not in any way the responsibility of the Association.

12. Children: Residents with children shall have the duty and responsibility to govern the outside play and conduct of their children so as not to disturb or annoy other residents living within the boundaries of the Village or interfere with Associations management. Repeated or serious failure of a resident to govern the conduct of their children will be grounds for a fine determined by the Association.

13. Grandfather Clause: All conditions existing prior to approval of these stated Rules and Regulation which are not in compliance with the stated Rules and Regulations herein must have the approval of the Board of Directors of the Association. Each homesite owner must submit for approval to the Board of Directors any condition existing prior to the acceptance of the stated Rules & Regulation herein, within 30 days following the acceptance by the Association of said Rules & regulations.

14. Tenant Acceptance of Rules & Regulation:

I _____, a tenant in unit number _____, have read & reviewed the Rules & Regulations as approved by the owners of Cabin Village and agree to abide by these Rules & Regulations as presented. _____ Date _____

(Signature of Tenant)