

TERRACE VI AT HERITAGE COVE ASSOCIATION

RULES AND REGULATIONS

1. BUILDING APPEARANCE AND MAINTENANCE

(a) The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.

The association will provide a bicycle rack to be placed in the ground floor stairwell which does NOT contain sprinkler piping. In addition, the second floor storage area next to the elevator will be designated for parking bicycles. Bicycles must be kept clean and in good appearance and working order, and must be parked in a safe and orderly fashion as may be determined from time to time by the board of directors. Bicycles shall never encumber any pathway and must never be left outside their assigned areas except for temporary personal necessities.

Assignment and allocation of bicycle parking locations will be the responsibility of the board or their designee(s) and shall be based on actual biking activity and compliance as may be determined from time to time by the Board of Directors. If the demand for bicycle parking exceeds the areas defined above, the board may designate additional areas and provide appropriate parking means.

Use of the bicycle parking areas shall be limited to Terrace VI residents and guests. Part time residents must vacate their assigned bicycle parking area whenever they are not in residence.

Any bicycle found parked in violation of these rules shall be subject to removal or disposal at the owner's expense.

Each bicycle owner shall be responsible for any and all damages, injuries, theft, or adverse occurrences arising from the operation or storage of his/her bicycle on Terrace VI property.

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(K) AN "ASSOCIATION BULLETIN BOARD" which shares a wall with the mail boxes shall be used for association business, rules, announcements and any posting which the board deems necessary.

A "RESIDENTS' BULLETIN BOARD," which shares a wall with the elevator, shall be used for approved unofficial postings by any and all Terrace VI homeowners. Postings to this board may include personal announcements, invitations, solicitations for sale of items or for sale or lease of condos and other such non association messages as may be determined from time to time by the Board of Directors.

All postings to this board must be approved by the board or their designee(s) and must be marked with the date of the posting and may be no larger than 5 X 8 inches in size.

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- 5. PARKING OF VEHICLES:** Covered and uncovered parking spaces have been provided for the parking of private passenger automobiles vehicles of owners and their guests [See Terrace VI Declaration 12.6: *Motor Vehicle Parking*] ~~Parking spaces are not intended for the storage of boats, motorcycles, recreational vehicles, motor homes, trailers, semitrailers, house trailers, campers, truck campers, trucks, non-operational or invalidly licensed automobiles. No repairs or maintenance of vehicles may be performed, except emergency repairs. Vehicles may be washed only in the driveways. Because there are limited parking spaces, each owner is specifically cautioned that the Board of Directors may prohibit owners from keeping more than two motor vehicles on the premises on a permanent basis. Any vehicles parked in violation of the parking restrictions are subject to towing, with the owner of the vehicle responsible for all costs of towing.~~