

**ARCHITECTURAL POLICIES, RULES, REGULATIONS, GENERATOR,
SATELLITE DISH, AND ANTENNA REQUIREMENTS**

6/17/26

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FAIRWAYS OF WHISPERING PINES CONDOMINIUM ASSOCIATION
ARCHITECTURAL POLICIES, RULES, REGULATIONS AND PROCEDURES

Adopted July 16, 2007 Amended June 17, 2026. To promote the aesthetic harmony and continuing attractiveness of Fairways of Whispering Pines Condominium Association and to facilitate the beneficial operation of the residential areas thereof, the Fairways of Whispering Pines Condominium Association Board has adopted the following Architectural Control Policies and Procedures. These policies provide for appearance standards and coordinated administration of those items related to appearance throughout the community.

Under Article VI, Section 3 of the Amended and Restated Bylaws, the Board of Directors (the “Board”) is responsible for the approval of alterations and modifications to any Unit including without limitation any Residence or other structures, improvements or landscaping located within the Unit or its appurtenant Limited Common Elements (including color or material used) or any changes in the appearance or use of any of the Common Elements, Limited or General..

Any Co-owner intending to commence or make alterations in exterior appearance or make structural modifications to any Unit including, without limitation, exterior painting, replacement of windows or doors, or the erection of lights, awnings, shutters, newspaper holders, spas, hot tubs, decks, patios, structures, fences, walls, landscaping or other exterior attachments or modifications shall submit to the property management company plans and specifications, showing the nature, kind, shape, height, materials, color scheme, location and approximate cost of such structure or improvement and the grading or landscaping plan of the area to be affected (if applicable). The Co-owner shall obtain the prior express written consent of the Board, which shall have sole and absolute discretion to determine the suitability of the proposed modification

(if applicable). The Co-owner shall obtain the prior express written consent of the Board, which shall have sole and absolute discretion to determine the suitability of the proposed modification or alteration. As set forth in the Amended and Restated Master Deed and elsewhere in the Bylaws, certain Units are subject to restrictions and/or easements which prohibit the construction of improvements of any kind on and/or the disturbance of certain portions of such Units. In those instances, the Board must seek the prior written consent of the Golf Course owner if the Board desires to approve a Co-owner's request, which would otherwise be and is prohibited by such a restriction and/or easement.

General Policies

1. The Board has the authority to enforce these policies and review applications for alterations and modifications.
2. Alteration and modification requests will be considered only if submitted in accordance with procedures established by the Board.
3. These requests shall receive an answer from the Board, in writing, within 30 days of receipt. If no answer is received from the Board, the request shall be deemed disapproved.
4. The initial approval granted by the Board shall constitute only as authority to construct. Any construction so approved shall be in accordance with the approved request, the municipality building code, shall be subject to their permits and final inspections, and shall, if applicable, be performed by licensed and insured contractors.
5. The Board reserves the right to use any authorities granted to it under the Amended and Restated Master Deed and Bylaws as well as any other rights available to enforce these policies and related procedures.
6. The Co- Owner requesting an alteration/modification may be required to complete and execute a recordable agreement at the time the request is first submitted to the Board. This document may be recorded against the Unit in the Livingston County Register of Deeds. Once approved, alterations/modifications made by a Co-owner and/or contractor shall be done without expense or liability to the Association. Co-owners shall be responsible for, but not limited to, the following:

- 6.1 Damage to sod, landscaping, final building grades, fences, irrigation system, and utilities;
- 6.2 Damage to neighboring Units, both interior and exterior;
- 6.3 Injury to themselves, members of the public and workmen;
- 6.4 Damage to their Unit or neighboring Units as a result of, for example, a change in drainage;
- 6.5 Maintenance, repair and replacement of decks, patios or landscaping installed in accordance with Article IV, Section 2(A)(1) of the Amended and Restated Master Deed;
- 6.6 Removal and/or relocation of any existing structures, landscaping, etc., in connection with said installations;
- 6.7 The subsequent removal of decks, patios or landscaping, as required to allow access to the Association, municipality, or utility companies for the purpose of carrying on necessary repairs, replacement or maintenance;
- 6.8 Construction debris/trash shall be removed timely from the Condominium.

7. Alterations/modifications, once started, shall be completed without delay. The expected completion date will be part of the modification request and approval process, and any approval for a modification that has not been completed will expire one year after approval from the Board, unless an extension is otherwise agreed to, in writing, by the Board. The alteration/modification must be completed within 60 days of its commencement date. If this is not possible, an extension can be applied for and is subject to approval by the Board.

8. The property management company shall act as receiving agent for all alteration and modification problems, concerns, applications, and correspondence.

9. The Association reserves the right to inspect requested alterations/modifications for timely completion and compliance with approved specifications. If, in the Association's opinion, adequate maintenance has not been performed, the Association may notify the Co-owner of the same. Should the Co-owner fail to comply, the Association reserves the right to arrange for needed maintenance and the costs shall be assessed to the Co-owner, plus a 10% service charge for the necessary arrangements made.

Specific Rules and Regulations

- 1. Approved alterations shall be constructed only within the unit area as defined in Exhibit "B" to the Amended and Restated Master Deed.
- 2. Approved alterations shall not impair the view, privacy and/or enjoyment of neighboring units. It will be generally required that:

2.1 Existing grade shall not be changed to result in impaired water drainage for the building (or neighboring building);

2.2 Access shall be provided to enable outside utility meters to be read;

2.3 The Co-owner is responsible for the costs of locating and relocating all underground utility lines including the building's sump lines, irrigation lines and sprinkler heads.

3. Antennae and Satellite Dishes: See the attached Rule for Installation of Satellite Dishes and antenna. Must be installed at back of dwelling out of sight line of the street. Masts may not extend beyond 12 feet above roofline.

4. The installation of approved alterations shall not prevent the Association from performing normal maintenance and repair work.

5. Advertising: No signs or other advertising devices shall be displayed that are visible from the street or the Common Elements without the written permission of the Association, except one sign related to home sales, not to exceed six (6) square feet

6. Basketball hoops: Portable basketball hoops are permitted with dawn to dusk use only and must be enclosed within the Unit's garage when not in use. No permanent basketball nets are allowed, unless approved in writing by the Board. Permanent play equipment structures, including but not limited to swing sets, jungle gyms, and sand boxes are not allowed. All permitted play equipment should be put away at night. Children's wading pools are allowed but must be stored when not in use.

7. Bird feeders are allowed on the rear of homes and one is permitted in the front, provided it is in a landscape bed. They must not interfere with neighbor's use of their deck or patio. Only use of bird feed only is permitted. Any other feeding of wild animals is not permitted.

8. Bird baths: One is permitted in the front yard and one in the backyard and they must be in landscape beds.

9. Holiday decorations: These guidelines have been designed to allow flexibility for each individual Co-owner and yet still maintain aesthetic harmony within the community.

9.1 All December holiday decorations should not be installed or operated prior to Thanksgiving and must be removed as soon as weather and safety permits but no later than January 15th. All other holiday decorations may be displayed one week before the holiday and must be removed one week after the holiday.

10. Decks and deck modifications shall meet the requirements of local codes and ordinances. Decks must be requested by the Co-owner in accordance with the provisions stated herein, and must be constructed within 60 days of written approval from the Board. For newly constructed Units, the approved deck must be constructed within 60 days of closing

10.1. Cedar, redwood, treated wood with a transparent or semi-transparent stain or composite decking are permitted in earth tones such as natural cedar tone.

10.2 If an existing deck is modified to incorporate a gate and steps, the structural support for the modified deck shall meet township regulations, and the plans and specifications shall be submitted to the Board for review and approval prior to installation.

10.3 It is the Co-owner's responsibility to maintain, repair and replace his/her deck system

10.4. Deck Furniture: It is recommended that rear deck furniture be stored indoors during the winter season. If it remains outdoors during the winter months, it shall be secured against movement to prevent damage and it must not exceed the height of the railing. If the furniture is covered it must be with a neutral colored material. Only furniture and gas grills may be kept on the deck during the winter months.

11. Doorknockers and kick plates shall be permitted as follows:

12.1 Doorknockers and kick plates shall be well maintained, kept in good repair by the Co-owner, and approved by The Board before installation. Electric doorbells may be installed in the same location without Board approval.

12. Driveways & Front Walkways:

12.1 Approved patio stone/concrete color must be aesthetically pleasing to match the external color of the home.

12.2 Driveway extensions must be approved by the Board in writing and shall be no more than 2.5 feet width on each side of the driveway.

12.3 Sidewalk extensions must be approved by the Board in writing and shall be no more than one (1') foot total for homes with side entrance garage doors only. The Co-owner assumes responsibility for the maintenance, repair and replacement of the total sidewalk following any extension.

12.4 Circular driveways are not allowed.

13. No part of an exterior intercom system may be installed anywhere other than the sidewall adjacent to the entry door on the front porch

14. No exterior attachment, including but not limited to, keyboards, sirens or lights are permitted without the express written consent of the Association unless required by the Fire Marshall.

15. Exterior key or keyless garage door remote switches shall be installed on the garage door side jamb.

16. A flag bracket may be placed anywhere on the unit. One large permanent flagpole, not to exceed twenty feet (20') in height, may be placed in the landscape bed. No objectionable flags or signs may be displayed on the exterior of a Unit.

16.1 Flags shall not exceed 3 feet by 5 feet (3'x 5') in size.

16.2 Flagpoles attached to homes shall not exceed 72 inches (72") in length.

16.3 Flags shall be well maintained and in good repair by the Co-owner.

17. Flowers: Annual flower plantings shall be allowed but the Co-owner is responsible to maintain.

17.1 Flowerpots shall be allowed.

17.2 Pots and annual plantings shall be removed no later than December 1st each year by the Co-owner. Evergreen potted plants may be left out year around. The Association shall not be responsible for damage to pots due to grass cutting or snow removal activities outside of landscape beds.

17.3 Hanging pots and suspended flower boxes are to be removed by December 1st each year by the Co-owner.

17.4 Pots shall be aesthetically pleasing to the exterior house colors, in good repair, and well maintained by Co-owners.

18. Hanging flowers and suspended flower boxes shall be allowed on rear decks and front porches as follows:

18.1 No more than two hanging flowerpots shall be allowed on the front porch, which shall be aesthetically pleasing to the exterior house colors.

18.2 Hanging pots shall be hung by natural or white colored roping or wire, using rust resistant brackets and screws fastened to trim facing or joists.

18.3 Suspended flower boxes shall be aesthetically pleasing to the exterior house colors.

18.4 Suspended flower boxes are to be hung from the top of the deck railing, using removable brackets (no screws or nails) made of a rust-resistant material.

18.5 Hanging pots and suspended flower boxes shall be well maintained and in good repair by the Co-owner.

18.6 Hanging pots and suspended flower boxes are to be removed by December 1st each year by the Co-owner.

19. No more than two alarm decals per home shall be allowed. The decals' size shall not exceed 4" by 3". The recommended locations for decals are the rear of the home and/or front door sidelight in the lower corner of an operating door or window.

20. Front porch may have furniture placed on it (benches, chairs and tables only); this furniture shall be functional (as opposed to decorative) and well maintained. Collapsible style furniture shall be stored inside. Furniture must be aesthetically pleasing to the exterior home colors.

21. Gazebos, free standing buildings including storage sheds are not allowed.

22. Porch, Patio and deck enclosures/ screen rooms are not allowed.

23. Hot tubs, Jacuzzis and spas are permitted on decks or patio only at the back of the home with prior Board approval.

24. Landscape Alterations: Landscape to include sod, in ground sprinkler systems, shrubs and other plantings.

24.1 All Association contracted landscaping shall be subject to the mandatory landscaping maintenance. Co-owners are responsible for the upkeep and maintenance of any non-contracted landscaping of beds, and co-owners may opt out of bush trimming twice a year by placing a designated flag in front tree.

24.2 Any Unit, which adjoins or contains any land designated as a wetland, whether or not such wetland constitutes a portion of the Condominium, shall be restricted from erecting any improvement within twenty-five (25) feet of such wetland.

24.3 No Co-owner shall perform any landscaping, plant any trees, shrubs, flowers, or place any ornamental materials upon the Common Elements unless approved by the Board in writing.

24.4 No high phosphate or high nitrogen fertilizers of any type shall be used on any Unit or Common Elements.

24.5 No grass clippings or any other type of debris shall be dumped on any wetlands or common areas.

24.6 The area from the rear Unit boundary to the rear line of the building envelope of all Units which adjoin the Golf Course are being used for the adjoining property currently used as a golf course. Those Units that are subject to an easement for persons using the Golf Course for the right to play through and no Co-owner shall erect any buildings, structures, or plantings, or maintain any personal property thereon, that would obstruct the right to play through in that area, as designated on the Exhibit B drawings. The easement extends 30 feet from the rear of the property line and 10 feet from the side

property lines. In addition, no Co-owner shall clear any of the vegetation, which currently exists in such areas.

25. Outdoor Exterior Lighting must be placed or aimed so as to avoid excessive lighting of any adjacent unit, must be placed in landscape bed.

26. Patios: A patio color must be included in Alteration/Modification application and approved in writing by The Board.

27. Do not block weep holes that are used for drainage.

28. No speakers may be installed or maintained on any deck.

29. Retaining walls must be approved in advance by the Board and the plans and specifications must detail the location and size limits of the proposed retaining wall. The proposed wall must be made of approved stone/concrete colors or treated lumber. They must be aesthetically pleasing to match the color of the home.

30. No more than four statues, yard art, or ornamentation are allowed on the front porch or within the front landscape bed. It is the Co-owner's responsibility to make sure that anything in the landscape bed, yard, deck, porch, or patio does not interfere with lawn maintenance.

31. Storm doors shall be all glass (full light), or full view retractable storm doors with inside cassettes, and match the existing door or trim. No security grill/bar doors shall be allowed. Full size screen door matching existing door.

32. No wind chimes shall be hung in rear landscape bed or on rear deck.

33. Vehicles parked outside of garages shall not be covered by a tarp, car cover or any other materials.

34. Window and door screens shall be the same color as originally installed on the Unit.

35. Through the wall or window air conditioners are prohibited without the express written approval of the Board. Central air conditioners and portable inside room air conditioners are permitted, as detailed in the Amended and Restated Bylaws.

36. Invisible fences must be approved in advance by the Board in writing, and shall be installed so as not to interfere with any landscaping maintenance. Any such invisible fences shall be the responsibility of the homeowner to maintain, repair and replace.

37. Windsocks may be hung in the rear yard only

38. The Association will replace windows broken by golf balls from the golf course. Repeated breakage will necessitate replacement with materials of the Board's choosing that is less susceptible to breakage. If these materials are refused by the Co-owner, the Co-owner shall sign an Alteration and Modification Agreement that will relieve the Association of future repair and

replacement. Written approval from the Board is required prior to a Co-owner replacing windows that are damaged by golf balls, if the Co-owner shall seek reimbursement for their costs.

39. Automobile Garage Screens will not be allowed.

40. Commercial vehicles are not allowed to be parked in the Unit's driveway or on the street overnight. Commercial vehicles are described in Article VI, Section 8(C) of the Amended and Restated Bylaws. Vehicles that match this description must be parked in the garage overnight and shall not be parked outside under any circumstances

41. Awnings: Awnings are permitted on the rear deck or patio only. They must be retractable, neutral in color and approved in writing in advance by The Board.

42. No fences or dog kennels, permanent or temporary, are allowed unless required by local ordinances and approved in writing by the Board.

43. Easement Plantings: Co-owners assume all liability for easement plantings if damage occurs and the Co-owner shall be responsible for all replacement.

44. Garage Sales: One annual community wide garage sale is allowed. Individual moving or estate sales are permitted for no more than 3 days from 8 am to 6 pm. Signs are not to exceed 6 square feet in size.

45. Grills: Must be placed on a Unit's patio or deck.

46. House Painting Exterior: Repainting of external trim, doors, shutters in the Unit's original color is allowed without approval. The Board must approve, in writing, any change of color prior to repainting.

47. Railings of wrought iron, composite, or natural materials are allowed on either or both sides of the front steps. A Co-owner must submit a modification request, which must be approved in writing by the Board prior to any installation.

48. No parking is permitted on the streets between 1 and 6 am at any time. At no time may vehicle wheels be on the curb or sidewalk.

49. Garbage cans and recycle bins can be out the night before a scheduled pickup and the day of the scheduled pickup. All other times they must be stored in a Unit's garage.

50. Motorhomes; travel trailers; boats; all-terrain vehicles; golf carts; campers; etc. may be parked in the Co-owner's driveway for a period of not more than 48 hours for loading and unloading.

a) Any co-owner infracting the above items is subject to \$50 fines per day, for each day the infraction is not in compliance.

b) in the event the above items has remained on-site for more than seven (7), the vehicle is subject to removal by the Association, and all expenses incurred are the responsibility of the co-owner.

51. The temporary staging of box trailers (e.g., for contractor' equipment), open trailers or dumpsters (e.g., for debris removal) or closed containers used for moving personal belongings (e.g., U-Haul trucks, PODS, etc.) is permitted. The item must be staged in the Homeowner's driveway. Sentry Management, Inc., must be notified if staging is required for longer than 72 hours, and projected removal time frame provided. Staging these types of items does not supersede restrictions governing overnight parking.

a) Any co-owner infracting these vehicle rules is subject to \$50 fines per day, for each day the infraction is not in compliance

FAIRWAYS OF WHISPERING PINES RULES REGARDING GENERATORS

Fairways of Whispering Pines Condominium Association (the "Association") adopts this Rule Regarding Generators on October 10, 2016, effective immediately.

BACKGROUND

A. The Association is responsible for governance, maintenance, and administration of Fairways of Whispering Pines (the "Condominium").

B. Article VI, Section 11 of the Amended and Restated Condominium Bylaws authorizes the Association to adopt and enforce reasonable rules and regulations in the interest of the Condominium.

The Association adopts the following Rule for the Condominium with respect to the installation and/or use of generators, which shall be binding upon all Co-owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Condominium, and shall also supersede any previously adopted rules on the same subject matter:

1. Emergency or Standby Generators. The Board of Directors may authorize the installation of an emergency or standby generator so long as the Co-owner meets the following required conditions:

A. The Co-owner shall submit a modification request to the Association along with a site plan depicting (i) the location of the proposed generator and any associated fuel tanks, other equipment and pads, (ii) the distances from the proposed generator to existing buildings, doors, windows and any other improvement or structure, and (iii) the proposed vegetation to screen the generator from view. The proposed generator must be screened with appropriate vegetation so that it will not be visible from the street or other Residences. The location of the proposed generator and any associated equipment and pads must be within the Unit's side yard, a reasonable distance away from doors and windows and adjacent Residences, and located a minimum of ten feet (10') from the front building line of the Residence. The generator must otherwise comply with all municipal location requirements.

B. Qualified licensed and insured contractors must perform all generator installations, and the Co-owner must provide the Association with the name of the contractor that will be performing the installation along with the contractor's license type and number and a copy of the contractor's certificate of insurance. The Co-owner and contractors must follow all applicable codes and regulations and must obtain all necessary permits at the Co-owner's expense. The Co-owner must provide the Association with copies of all necessary permits prior to proceeding with installation. Once installed, the Co-owner shall provide the Association with any municipal inspection approval if applicable.

C. Generators shall not exceed noise output of 70 decibels at any time. Except for regular periodic maintenance which may only take place between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday, generators may not be operated unless there is an electrical power outage. Generators In the event that any generator becomes inoperative, the Co-owner shall repair or replace the generator within forty-five (45) days of it becoming inoperative (if a replacement, a new modification request will be required unless the inoperative generator is being replaced with the same make and model as that existing prior to the replacement and in the same location). If the generator is not repaired or replaced within this forty-five (45) day time period, the Co-owner shall immediately remove the generator and restore the site and all appurtenances to the condition existing prior to the installation.

D. The Association conditions all approvals on the Co-owner signing a Modification and Alteration Agreement, which shall be recorded against the Co-owner's Unit to place all subsequent Co-owners of the Unit on notice of their obligations with respect to the installation. The costs incurred by the Association to prepare and record the Modification and Alteration Agreement shall be paid by the Co-owner in advance of the installation.

2. Portable Generators. The Board of Directors may authorize the use of a portable generator so long as the Co-owner meets the following required conditions:

A. To the extent the portable generator will be connected to the Residence's circuit breaker box, the Co-owner shall submit a modification request to the Association, and the Association conditions approvals on the Co-owner signing a Modification and Alteration Agreement, which shall be recorded against the Co-owner's Unit to place all subsequent Co-owners of the Unit on notice of their obligations with respect to the installation. The costs incurred by the Association to prepare and record the Modification and Alteration Agreement shall be paid by the Co-owner in advance of the installation.

B. If applicable, qualified licensed and insured contractors must perform all generator installations, and the Co-owner must provide the Association with the name of the contractor that will be performing the installation along with the contractor's license type and number and a copy of the contractor's certificate of insurance. The Co-owner and contractors must follow all applicable codes and regulations and must obtain all necessary permits at the Co-owner's expense.

C. Generators shall not be run inside any Residence, garage or other enclosed area, and when in use shall be located within the Unit's side yard a minimum of ten feet (10') from the front building line of the Residence, with the exhaust facing away from any building openings including, without limitation, windows and doors, and must otherwise comply with all municipal location requirements.

D. Generators shall only be used during electrical power outages.

3. The Co-owner shall be responsible for all maintenance costs and expenses associated with any generator installation. The Co-owner shall also be responsible for any increased maintenance costs incurred by the Association as a result of any installation and shall reimburse the Association within 30 days of the Association invoicing the Co-owner for such increased maintenance costs. Should any municipality or regulatory agency require modifications to the generator installation or its appurtenant equipment, the Co-owner shall promptly perform the same at the Co-owner's expense.

4. All costs due hereunder shall be secured by the statutory lien on the Unit and collected from the responsible the Co-owner in the manner provided in Article II of the Condominium Bylaws.

5. Except as set forth above, this Policy does not modify or alter the provisions of Article VI or any other provision of the Condominium Documents.

FAIRWAYS OF WHISPERING PINES

RULES FOR INSTALLATION OF SATELLITE DISHES AND ANTENNA

The Board of Directors desires and intends to adopt reasonable restrictions governing installation, maintenance and use of antennas (defined below) in the best interests of the Community and consistent with Federal Communications Commission ("FCC") rules.

I. DEFINITIONS

A. **"Antenna"** means any device used for the receipt of video programming services, including direct broadcast satellite (DBS), multipoint distribution service (MDS), fixed wireless (FW), and television broadcast (TVB). A mast, cabling, supports, guy wires, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance, and use of an antenna shall be considered part of the antenna.

B. **"Co-owner"** means any owner of a Unit in the Community and, for purpose of this Rule only, includes a tenant or other occupant of the Unit.

C. **"Exclusive-Use Area"** means the Unit as defined in Article VI and Section 1 of Amended and Restated Master Deed.

II. INSTALLATION RULES

A. Antenna Size and Type

1. **DBS, MDS and FW (1 Meter or Less in Diameter):** Co-owners may install DBS, MDS and FW antennas that are one meter or less in diameter in an Exclusive-Use Area in accordance with Section B below. Antennas larger than one meter are prohibited.

2. **TVB Antennas:** Co-owners may install TVB antennas, regardless of size, in an Exclusive-Use Area in accordance with Section B below.

3. **Transmission only Antennas:** Co-owners may not install antennas that only transmit (as opposed to receive) radio, television, cellular or other signals.

B. Location and Installation

1. **Exclusive-Use Areas:** Co-owners may install antennas solely in the Co-owner's Unit or on Exclusive-Use Areas. To the extent possible, Co-owners shall locate antennas in the rear of Residence, provided the Co-owner can obtain an acceptable quality signal and the placement in this preferred location does not delay or increase the cost of installation or obtaining service.

(a) **Secure:** Co-owners must secure antennas in a manner that complies with all manufacturers' instructions and so that they do not jeopardize the soundness or safety of any Common Element, person or thing.

(b) **Wiring:** Co-owners shall install any exterior antenna wiring, if necessary, so it is minimally visible.

(c) **Masts:** To the extent a mast is necessary, the mast height may be no higher than necessary to receive acceptable quality signals, and may not extend beyond the limits of the Exclusive-Use Area.

(d) **No Obstruction:** Antennas shall not obstruct (i) access to or exit from any Unit, (ii) ingress or egress from any General Common Element, (iii) electrical service equipment, or (iv) any other areas necessary for the safe operation of the Community.

(e) **No Damage:** Co-owners shall complete all installations so they do not damage the Limited Common Elements or void any warranties or in any way impair the integrity of any building or the General Common Elements.

(f) **Contacting Association Prior to Installation Encouraged:** If the installation is routine (i.e. it conforms to all of the above provisions), the installation may begin immediately; however, Co-owners are encouraged (but need not) contact the Association prior to installation of the antenna to ensure that the Co-owner is installing the antenna properly and in a proper location. The Association will require Co-owners to remove at the Co-owner's cost any antenna installed in violation of these Rules, so contacting the Association prior to installation will help minimize the possibility of these costs. If the installation is other than routine for any reason (including the need to modify any Limited Common Elements), the Co-owner shall first obtain the Board of Director's written approval.

C. Maintenance, Repair, Replacement and Removal

1. **Maintenance, Repair and Replacement:** Co-owners are responsible for maintaining, repairing and replacing their antennas, and Co-owners shall not permit their antennas to fall into disrepair or to otherwise become a safety hazard.

2. **Co-owners Responsible for Costs:** Co-owners that utilize antennas are responsible for all costs associated with the antenna including, without limitation, the following: (a) costs to maintain, replace, move or remove the antenna; (b) costs to repair damage to any property caused by the existence of the antenna; (c) costs incurred by persons injured by the existence of the antenna; and (d) costs to restore the antenna installation areas to their original condition once the antennas are no longer in use.

3. **Removal and Restoration:** If a Co-owner sells their Unit, the Co-owner

must either (a) remove the antenna or (b) obtain and provide to the Board a writing signed by the new Co-owner accepting responsibility for the antenna. Antenna removal requires restoration of the installation location to its original condition at the Co-owner's expense. If the Co-owner does not so restore the installation location to its original condition within 7 days of removal, the Association may perform the restoration at the Co-owner's expense with the costs being secured by the statutory lien on the Co-owner's Unit.

D. Association Maintenance of Locations upon which Antennas are Installed

1. **Increased Association Maintenance Costs:** If a Co-owner installs an antenna on property that the Association maintains, the Co-owner must not install the antenna in a manner that will result in increased maintenance costs for the Association. If there are increased Association maintenance costs, the Co-owner will be responsible for those costs.

2. **Temporary Removal for Maintenance:** If maintenance requires the temporary removal of antennas, the Association will provide Co-owners with 10 days written notice. Co-owners shall be responsible for removing or relocating their antenna before maintenance begins and replacing antennas afterward. If Co-owners do not remove the antenna in the required time, then the Association may do so at the Co-owner's expense with the costs being secured by the statutory lien on the Co-owner's Unit. The Association will not be liable for any damage to antennas caused by Association removal.

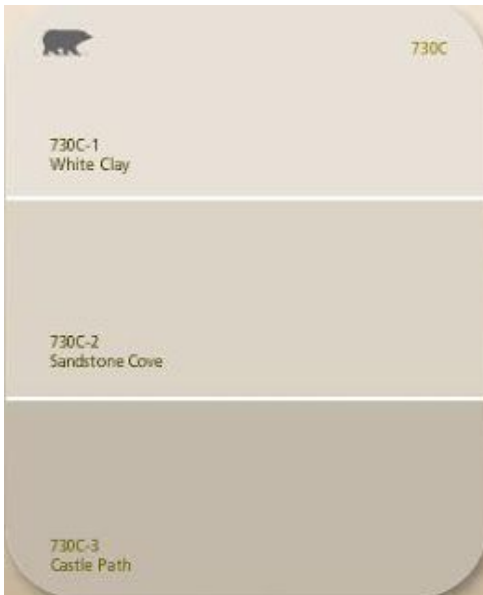
EXTERIOR CONDO COLOR PALETTES

Shutters and Doors:



<https://www.pinterest.com/pin/174092341822117909/>

Trim, Garage Door, and Siding: White (any), beige, or gray choices



<https://www.pinterest.com/pin/88946161363104918/>

<https://www.pinterest.com/pin/98868154291623778/>

Roofs: The preferred color for roof replacement shingles is a like or similar color as existing. Black or a dark neutral tone is also an approved color.

All homeowners must submit a Modification Request for any changes to the exterior of their house including roofs.