

**LOOKOUT VILLAGE HOMEOWNERS ASSOCIATION**  
**RULES AND REGULATIONS**

Revised 7/1/17

1. All common sidewalks, driveways, entrances, stairways and unit access shall not be obstructed or used by any unit owner for any other purpose than ingress and egress from the units.
2. Except as to the areas termed "limited common elements", no article shall be placed on or in any of the "general common elements" except for those articles of personal property owned by the Association.
3. No vehicle belonging to or under the control of a unit owner or a member of their family or a guest, tenant, lessee or employee of a unit owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles should not be parked as to block the stairway access. There is no reserved parking anywhere within the parking lot. No long term parking or storage of vehicles, trailers, motorhome, boats, campers, RVs, and other recreational equipment are allowed without approval of the Board of Directors. The use of campers or camping trailers is prohibited on the premises. No maintenance or repairs to vehicles is allowed in the parking lot. Vehicles or other items listed may be towed if in violation.
4. No work of any kind shall be done upon the exterior building walls or upon any general or limited common elements by any unit owner. Such work is the responsibility of the Association. No owner, resident or lessee shall install wiring for electrical or telephone installations or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
5. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, stereos, television sets, amplifiers and any other instruments or devices in such manner that may disturb owners, tenants, or occupants of the other units. Quiet hours are in effect from 10pm until 8am nightly.
6. Disposition of only household garbage and trash shall be by use of common trash facilities. No construction or remodel trash is allowed in Association dumpster.
7. Balconies, terraces, decks and patios shall be used only for the purposes intended and shall not be used for hanging garments, rugs or other articles and materials, or for cleaning rugs, household articles or other items. Gas BBQ grills are allowed. No wood burning devices or charcoal grills are allowed. No firewood allowed on unit decks.

8. Each unit shall be allowed up to two pets. Notice of the pet(s) and the unit number of the pet owner must be given to the Managing Agent, or if there is no Managing Agent, then to the Board of Directors. Permission to keep pets is revocable if the pet becomes obnoxious or unruly to other owners, in which an event the owner or person having control of the pet shall be given a written notice to correct the problem, or if not corrected, the owner, upon written notice, will be prohibited from having the offending pet on the property. The written notices provided for herein shall be issued by the Managing Agent, or, if there is no Managing Agent, then by one or more of the members of the Board of Directors. No animals, rabbits, livestock, fowl or poultry of any kind shall be raised, bred, or kept in any unit or in the general common elements.

9. Any damage to the "general common elements" or common Association personal property caused by the owner, any guests of an owner or guests of occupants shall be repaired at the expense of that unit owner. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.

10. With the consent of an owner the Managing Agent, or if there is no Managing Agent, then the Board of Directors, may retain a pass key to each unit. In the event that the owner does not so permit retention of a pass key, the Managing Agent, or, if there is none, the Board of Directors, its employees and/or agents may make a forcible entry into such unit when the Managing Agent or Board of Directors believe that an emergency exists. So long as such entry is made upon a bona fide belief of emergency, the owner shall have no recourse for any such forcible entry against the Managing Agent or the Board of Directors or the person or persons who actually affect such forced entry.

11. No industry, business, trade, occupation or profession of any kind, commercial, educational, or otherwise, designated for profit, altruism, exploration, or otherwise, shall be conducted, maintained, or permitted in or on any residential unit. Lease or rental of a residential unit for lodging purposes shall not be considered to be a violation of this covenant.

12. For Sale and For Rent signs are only allowed in the window of the unit that is being promoted for sale or rent. No "For Sale" or "For Rent" signs are allowed anywhere else on the property without Board of Director or Managing Agent approval.

13. Owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls of the building and no sign, canopy, shutter, satellite dish or antenna shall be affixed to or placed upon the exterior walls of the or roof or any part thereof, without the prior consent of the Board of Directors.

14. No noxious, illegal or offensive activity shall be carried on in any unit or in the general common elements, nor shall anything be done therein, either willfully or negligently, which may be or become an annoyance or nuisance to other owners and occupants.

15. Smoking is limited to the interior of units. No smoking is allowed in any limited common element or common element of the Association including but not limited to the clubhouse.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations at the determination of the BOD.