

REGULATIONS PURSUANT TO BY-LAWS OF
BROOKWAY WEST HOMEOWNERS ASSOCIATION

WHEREAS the By-Laws of Brookway West Homeowners Association empower the Board of Directors "to make, amend and enforce regulations governing the use of the common property, limited to . . . maintenance regulations," all pursuant to Section 4(J)(4); and

WHEREAS pursuant thereto, the Board of Directors of Brookway West Homeowners Association hereby promulgates the following regulations in accordance with a duly held meeting on Tuesday, September 15, 1987:

IT IS RESOLVED AS FOLLOWS:

REGULATION 1

Pets will be allowed under the following conditions:

- 1) Only one pet, either dog or cat, will be allowed per unit, limited in size to 15 pounds or less. *
 - 2) If your dog "relieves himself" outside, he must be walked on a leash well behind the buildings, and the owner must clean up the "solid waste" his or her pet leaves behind immediately.
 - 3) No dog is to be tied or chained anywhere on the premises (on the patios or decks, or in the yard/common area) for any reason at any time.
 - 4) No dog will be allowed to run loose for any reason, and must be kept on a leash at all times.
 - 5) Excessive barking will not be tolerated.
- Any pet owner violating these conditions will have their pet removed from the premises immediately, or will be faced with legal action. Each pet owner is responsible for any damages caused to the property by his or her pet.

* Those of you who already have more than one pet will be covered under the "Grandfather clause". In other words, you may keep them, BUT YOU STILL MUST FOLLOW THE RULES ABOVE!!! Anyone moving into a unit on October 26, 1987, or after, the above rules apply! ONLY ONE PET, 15 POUNDS OR LESS!

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REGULATION 2

Brookway West Condominiums
Pool Rules

POOL HOURS ARE 9:00 A.M. - 10:00 P.M.

SWIM AT YOUR OWN RISK!

1. No running, pushing, excessive splashing or other horseplay at pool. Any damage to pool or equipment by owner or guest will be paid for by owner.
2. No pets allowed inside pool fence.
3. Absolutely no bottles, glasses, sharp objects or electrical appliances inside pool area.
4. No loud radios. Keep your radio's volume down or use headphones.
5. Children under 12 must be accompanied by adult.
6. Only 2 guests allowed per unit. Guests must be accompanied by resident.
7. Keep pool area clean. Put cigarette butts, drink cans, etc. in trash can.

BWHA NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES

POOL PRIVILEGES MAY BE SUSPENDED FOR RULE VIOLATIONS

REGULATION 3

- A) All owners who occupy their unit shall be required to notify the Board of Directors of any transfer of the property to a new unit owner by written notice to the Board at least five (5) days prior to the closing. Such notification shall contain the new owner's name and date of occupancy.
- B) All owners who rent their units are required to notify the Board of Directors upon a change of tenants by written notification to the Board containing the new tenant's name, home telephone number, date of occupancy, and any pets they own.

This regulation supplements Section 22 of the Declarations, reference to which is hereby made.

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REGULATION 4

Nuisances to the Limited Common Area. No clotheslines, garbage cans or trash, motor vehicle or bicycle parts, or other unsightly objects shall be allowed to be placed or to remain anywhere on the limited common areas. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon the limited common area. In the event that any owner of a condominium unit shall fail or refuse to keep the premises free from such objects, then the Board of Directors, or their agent, may enter upon the limited common area and remove the same from the limited common area at the expense of the owner, and such entry shall not be deemed a trespass.

REGULATION 5

Any flowers planted in the front beds must be kept to a height of 8 inches or less (small flowering plants such as marigolds, begonias, etc). The resident planting such flowers must keep their own front bed weeded. Otherwise, the lawn maintenance company will keep the beds weeded.