

WOODBOURNE HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

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A. GENERAL:

1. No occupant shall make or permit any disturbing noises to be made in the building(s), or on the premises, by himself, his family, friends, tenants, servants or other invitees; nor do or permit anything to be done by such persons that would interfere with the rights, comforts, or convenience of other owners.
2. No occupant shall play or allow to be played any musical instrument, radio, T.V., hi-fi or stereo, tape recorder, or the like in the premises between the hours of 11:00 P.M. and the following 8:00 A.M. if such playing shall disturb or annoy other Owners. Owners of Dwelling Units shall exercise extreme care to avoid making, or permitting to be made, loud or objectionable noise, including, playing or permitting the use of musical instruments.
3. No rugs shall be beaten on patios or outdoor living areas or stairways; nor shall dust, rubbish, or litter be swept from the premises or any room thereof into any of them respectively.
4. Children shall not be permitted to loiter or play on general common areas not specifically allocated for such use.
5. The premises shall not be used for any purpose other than that for which they were constructed, and no trash, rubbish, sweepings, or other substances shall be thrown or strewn about. Any damage to the property of others, including the Common Areas, resulting from misuse of such facilities of any nature or character whatever, shall be paid for by the owner of the Lot.
6. All damage to the Common Areas caused by the moving and/or carrying of articles therein, shall be paid by the Owner in charge of such articles.
7. Nothing shall be thrown or emptied by the Owners or their tenants or servants out of the windows or doors, or the Common Areas, nor shall anything be hung from outside of the windows or placed on the outside window sill, balconies or patios.

8. No aerial or connection including any type of satellite dish, or television or radio antenna shall be installed by the occupants outside of their respective Dwelling Unit unless prior written approval is obtained from the Architectural Control Committee.
9. No home occupation shall be permitted unless allowed by law or, in any event, which involves facilities or equipment affecting the existing systems. This section specifically prohibits occupations which require the installation of plumbing and/or electrical devices, including, but not limited to, dental offices, the practice of radiology, and similar uses.
10. No occupant of the Dwelling Units shall post any advertisement or posters of any kind in or on the Project except as authorized by the Association. This prohibition shall not apply to the Association nor to the Declarant under the Declaration, or their respective agents.
11. The Association reserves the right to make such other Rules and Regulations from time to time as any be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all the occupants thereof.