

QUAIL HILL COLONY, PHASE II CONDOMINIUM

RULES AND CUSTOMS OF THE CONDOMINIUM

1. Rental contracts and leases are to be for a minimum term of one (1) year. Please send a copy of your lease to the office for your file and do give your renter a copy of these Rules and Customs.
2. Court Yards: Each owner may install plantings of his own in the "garden courts", which plantings shall be in good taste and in general conformance in appearance and structure to existing plantings and following standards which may be established from time to time by the Board of Administrators. Owners shall be responsible for the care, feeding and watering of the courtyard plantings.
3. Drying of laundry, swim suits and towels, etc. and airing of clothes, etc. on the deck facing the golf course and in the carport area on the roadside, is prohibited. Any such drying or airing performed in the "garden courts" on the roadside of the Condominium shall be done behind the stuccoed walls and out of view of the road.
4. Exterior Antennas. Installation of exterior antennas (radio, TV or satellite dish) is prohibited.
5. Garbage Containers. Placement of garbage containers in view of the road is prohibited. Such containers are to be kept in the small room in the storeroom area of each unit. If, in unusual circumstances, the volume of garbage containers exceeds the capacity of the room, the containers shall be hidden from view of the road and behind the stuccoed walls of the "garden courts".

6. No alteration of the exterior of units permitted. However, owners may install skylights or awnings if they have received prior written permission of the Board of Administrators. Please contact the office for a copy of the guidelines/specifications which must be adhered to and included in your written request and drawing.
7. Pets. There is no specific "pet rule". However, owners must conform to the nuisance and leash ordinances promulgated by the Village. Also, pet owners *must not* let their pets damage the plantings and grass on the common areas. *The Board has the authority to charge an owner for any damages to the common areas. Pet owners are encouraged to walk their pets off the property for the purpose of elimination.*
8. Owners shall report the need for repair, replacement, or maintenance to Condominium Association 295-3791.

Quail Hill Colony, Phase 2, Condominium

Rules & Customs of the Condominium

Rules and customs which have been approved and instituted by the Unit Owners are listed below. Conformance to the provisions is required of all owners and renters.

1. Renting and leasing of units. (See page 2 attached)
2. Plantings. (See page 3 attached)

Rentals and Leasing of Units:

Rental contracts and leases are to be for a minimum term of one year.

Approved: Annual Meeting - 11/28/81 -
See Minutes of this Meeting. Also see Minutes
of Annual Meeting 1982 and memorandum to
Owners issued following Annual Meeting of
1982.

Plantings:

According to Clause 18 of the Declaration, plantings on the golf course side of the units are restricted to "such natural plantings and manmade structures as are in existence at the time the fourth unit in QHC, Phase II, is initially sold..."

According to Clause 3 of the Declaration:

"Each unit is bounded both as to horizontal and vertical boundaries by the interior surface of its perimeter walls and ceiling and floor or crawl space and decks or porches..."

According to Clause 4 of the Declaration:

"Common Areas and Facilities...."

a. The land on which the building is erected and all lands surrounding the building..."

It has been the tacit custom, regardless of the above, for each unit owner to make plantings of his own in the "garden courts" and within lines established by the prolongation of lines based upon the two outside walls of each unit and extending to the internal road on the north side of the units and to the golf course on the south side. Owners in the end units of each grouping of four units have also made plantings in the bed parallel and adjacent to the outer wall of these end units.

This custom is recognized and encouraged with the understanding that plantings outside of those in the "garden courts" which are made by unit owners are in good taste and in general conformance in appearance and structure to existing plantings and follow standards which are established from time to time by the Board of Administrators. Unit owners shall be responsible for any plantings made by themselves. It is stipulated that the Board may have plantings made from time to time upon approval of expenditure of funds by that Board, in all shrubbery beds, except in those two areas adjacent to each unit, termed "garden courts," and that the Association will maintain plantings made at the Board's direction.

The owners should take into account in any plantings they make of their own the position as per Clause 18 of the Declaration.

Plantings which are recommended by unit owners and which are outside of the areas in the two "garden courts" of each unit and outside of the areas in the prolongations of the lines of the outside walls of each unit to the internal road and to the golf course and outside shrubbery beds of the end units of groups of four units are to be authorized by the Board for conformance to planting standards and for expenditure of funds.

Approved: Annual Meeting of November 25,
1983. See Minutes of this Meeting.

TO: Unit Owners
Quail Hill Colony,
Phase II, Condominium

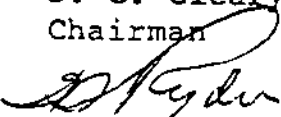
SUBJECT: SKYLIGHTS

The Board of Administrators, after seeking views of all owners, has decided to authorize owners to install skylights in their units at their own expense according to the following conditions:

1. Owners desiring to install a skylight, or skylights, should address the Board in writing, explaining the skylights desired and their location. The Board will advise the owner in writing of its approval and comments.
2. All expenses of installation shall be borne by the unit owner in whose unit any skylights are placed. Any charges for repairs for damage to the roof or structure caused by the installation shall also be borne by the owner.
3. All maintenance expenses incurred shall be borne by the unit owner in whose unit any skylights are placed. This requirement shall pass to any new owner upon sale of a unit.
4. In installation, no trusses shall be cut. This stipulation will limit the width of any skylight to the distance between trusses in the roof and in the attic floor (approximately 22").

For the Board of Administrators:

D. C. Cleary,
Chairman


W. T. Ryder,
Secretary

Jo Burkett,
Treasurer

Approved by Board 5 Aug. 1986 1742

QUAIL HILL COLONY, PHASE II, CONDOMINIUM

RULES AND CUSTOMS OF THE CONDOMINIUM

The Board of Administrators hereby establishes rules of the Condominium, effective immediately, prohibiting:

1. Drying of laundry, swim suits and towels, etc. and airing of clothes, etc. on the deck facing the golf course and in the carport area on the road side. Any such drying or airing performed in the "garden courts" on the road side of the Condominium shall be done behind the stuccoed walls and out of view from the road.
2. Installation of Exterior Antennas (Radio - TV - or Satellite Disc).
3. Placement of garbage containers in view of the road (such containers are to be kept in the small room in the storeroom area of each unit). If, in unusual circumstances, the volume of garbage containers exceeds the capacity of the room, the containers shall be hidden from view of the road and behind the stuccoed walls of the "garden courts."

Approved by the Board of Administrators.

11-21 1985

Signed:

D. Cleary

D. Cleary, Chairman

W. Ryder

W. Ryder, Secretary

R. Sirotek

R. Sirotek, Treasurer

QUAIL HILL COLONY PHASE II CONDOMINIUM

Rules & Customs of the Condominium

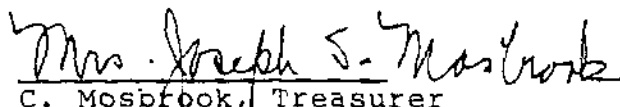
Regarding Exterior Awnings

The Board of Administrators has granted a deviation from the ByLaws and amended the Rules & Customs to permit, effective 1 May 1991, installation of awnings above the sliding door-wall to the master bedroom on the south exterior wall of any unit in accordance with the provisions herein. This amendment specifies that unit owners will be separately and solely responsible for such awnings even though they are installed on an exterior wall, they will not be considered common property. Unit owners who desire to install such an awning must comply with the following provisions:

1. Plans and specifications, including all materials and color must be identical for all units and must be submitted to, and be approved by, the Board of Administrators before installation is begun. NOTE: The Board will maintain a file of approved plans and specifications.
2. Awning maintenance is the responsibility of individual unit owners. A unit owner who installs such awnings, certifies by prior submission of intent, they accept responsibility for maintaining the awning in good condition and repair; free of all damage that might occur regardless of reason.
3. Unit owners agree to repair, remove (without remaining exterior blemish) or replace any awning which, in the opinion of the Board of Administrators, requires repair, removal or replacement, and that the entire cost thereof shall be the responsibility of the unit owner.
4. Successor unit owners, who purchase a unit which has an exterior awning are also subject to this amendment and are required to comply with the requirements; including, but not limited to, maintenance of the awning in a continuous good condition, to the satisfaction of the Board of Administrators.

Approved, 17 April 1991, by:


W. T. Ryder, Chairman


C. Mosbrook, Treasurer


W. M. Doerr, Secretary

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