

**RULES AND REGULATIONS REVISED AND EFFECTIVE
10/28/17**

ARROWHEAD BAY VILLAGE CONDOMINIUM OWNERS ASSOCIATION

1. No owner, occupant or licensee shall post his name or any notice in or on any condominium area except in places provided therefore.
2. Residents shall exercise extreme care about making noises or playing music, which may disturb other residents. No resident shall play or allow to be played any musical instrument, radio, television, phonograph, stereo or the like between the hours of 11:00 PM and the 8:00 AM if the same will disturb or annoy any other resident.
3. Occupants shall not permit anything to be done or kept in their units that would increase the rate of fire insurance thereon or on the condominium as a whole.
4. No owner, shall install wiring for electrical or telephone installation, television antenna, machines or air conditioning units or the like on the exterior of their unit or building or which protrude through the walls or roof except as authorized the Board of Trustees. No person shall alter, change, improve, paint or otherwise decorate, adorn, landscape, garden construct, install, erect, or remove anything from the common areas unless expressly permitted by the Board of Trustees.
5. Winter holiday lighting is restricted to clear, miniature lights on one tree or one group of shrubs in the front of each unit from December 1st to January 10th. **NO HOLIDAY RELATED FIGURES, ETC, ARE PERMITTED AT ANY TIME.**
6. Draperies, shades, awnings, or the like must be neutral in color. No signs of any kind shall be placed in or on windows, doors, or other exterior surfaces of any building.
7. Owners and tenants are responsible for watering of shrubbery and plantings adjacent to their units. (Absolutely essential during dry periods with little or no rain.)
8. Within his/her own unit, each unit owner shall promptly perform all maintenance and repair work that, if omitted, would affect any common elements, any portion of the condominium property belonging to other owners, or the project as a whole. Each unit owner shall be responsible for all damages and liabilities that any failure to maintain or repair may endanger.
9. No immoral, improper, offensive, or unlawful use shall be made of condominium property or any part thereof, and each unit owner shall, at his/her own expense, comply with all city, state and federal laws, statutes, ordinances, regulations or requirements affecting his/her unit.

10. Units may be regularly occupied by no more than two (2) persons for each bedroom contained in the unit. As used in this rule, "Regularly occupied" means occupancy for a period of in excess of seven (7) days consecutively or thirty (30) days in any one calendar year.
11. Owners and their families, guests, tenants and employees will abide by parking and traffic regulations. Horns are to be used only when necessary for the safe operation of vehicles.
12. **NO POWERBOATS** of any kind permitted on Arrowhead Lake (electric trolling motors accepted). Occupant's fishing boats, sailboats and paddle powered boats less than twelve feet (12) in length are permitted from April 1st through October 31st. All boats unattended in the water must be tided up to a designated dock. No boats may be left on shore or along the shoreline. Any boat not in the water must be properly stored out of sight. Storage on unit owner's deck is permitted. During winter, covered storage is recommended.
13. **FISHING:** Your guests may fish from the docks, bridges, or shoreline in your immediate area only, or your boat. Fishing is also permitted from the grassy area on the street side of our two lagoons. **Standing on landscape rocks is not permitted.** Owner's or tenant's supervision is required at all times. (amended 12/01/01, revised 5/16/13)
14. **SWIMMING IS NOT PERMITTED.** **ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION, INC. ASSUMES NO RESPONSIBILITY FOR UNIT OWNER, TENANT OR GUEST SAFETY; IF IN VIOLATION.**
LAKE PRIVILEGES ARE CURRENTLY UNDER THE GUIDELINES OF APL PROPERTY.
15. Open fires of any kind are prohibited. No firewood storage for inside use is permitted at any time in any common or limited common areas.
16. Garage doors are to be kept closed at all times except for ingress or egress of people and vehicles.
17. No laundry shall be hung outside in the limited common or the common area.
18. Dogs, cats or other household pets may be kept in the unit, provided they are quiet and do not create a nuisance or unreasonable disturbance. When taken outdoors for exercise, they must be kept under control at all times (leashed). Unit owners and tenants are required to immediately clean up after their pet(s). Electric fences have been approved by the association at owners expense. Animal enclosures are not permitted on porches or common area.
19. Rubbish removal is provided by the Association for each unit. Unit owners are required to use rubbish containers provided by the waste removal company (free of charge). This is necessary for efficiency and safety of workers. Owners and tenants should place their

trash containers at the curb the evening before or the day of pickup and remove them from the curb as soon as possible after they have been emptied. The common areas and the limited common areas should be kept free and clear of rubbish, debris and other unsightly materials. This includes bagged garbage for pickup. **Cans are to be kept inside.** Unit owners should contact a trustee if they need a company provided can.

20. **MONTHLY MAINTENANCE PAYMENTS:** Payment for the current month is due on the first (1st) *A PENALTY of 5% in addition to the amount due will be applied to all late payments after the 10th.*
21. **INSURANCE REQUIREMENT:** Before any remodeling, major plumbing, electrical, heating or air conditioning modification or replacement, the contractor must provide a current standard insurance certificate to the Trustees. This will also require Workers' Compensation with the minimum limit required by the state of Ohio.
22. **INSURANCE COVERAGE:** Effective March 1, 2017, the Association's current insurance policy, in the event of a loss caused by a hazard insured against and subject to our \$5,000.00 deductible, does provide interior building coverage for permanently attached cabinetry, plumbing, electrical fixtures, built-in appliances, fans, finished flooring and wall surfaces, etc. This coverage is subject to the policy provisions in force at the time of a loss. Owners and tenants must obtain insurance for their personal property, personal liability and living expenses. In the event of a covered loss, occurring within the confines of an owner's unit, the unit owner(s) will be solely responsible for the Association's \$5,000.00 deductible.
23. **ANNUAL ASSOCIATION MEETING:** The Association is currently contracted with FIRESTONE TAX SERVICE to provide bookkeeping and financial services. The Association's fiscal year ends September 30th. The annual budget and voting meeting will be conducted in October.
24. **PREVENTATIVE MAINTENANCE GUIDELINE AND SCHEDULE:** An amendment to the Rules and Regulations regarding a PREVENTATIVE MAINTENANCE GUIDELINE AND SCHEDULE for the ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION will be implemented immediately. This will ensure preventive maintenance is followed by current and future trustees as approved at the annual meeting in October 2011. This guideline and schedule will be located in the Association's file cabinet that will be in the possession of the current trustees. Current and future trustees must ensure implementation.
25. It is the unit owner(s) responsibility to obtain a copy of the ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION'S BYLAWS, AND RULES AND REGULATIONS from serving trustees or previous owners. It also their responsibility to abide by them.

26. **PET OWNERSHIP:** Due to liability concerns regarding Ohio laws and condominium Pet ownership it is necessary to amend the Rules and Regulations regarding this issue. Association Documents cover this issue on page 8, Article 5. The Association Rules and Regulations will also reflect this issue by the following amendment:

- One pet per unit
- No reptiles
- Restricted size: small/medium, weight not to exceed 25 pounds
- Owners are to abide by Ohio leash laws. ABVCA is not responsible or liable if owners fail to do so
- Owners are responsible for pet waste pick-up

27. **UNIT OWNERS ARE NOT AUTHORIZED TO LEASE OR RENT:**

The association's intent is to preserve all unit owners property value and investment.

28. Due to insurance concerns, no unit owner or designee is permitted on building roofs to address maintenance or repair issues. Trustees are to be notified in order to contract licensed personnel to perform maintenance or repair

29. Due to expenses incurred by the Association to replace and repair all driveways, owners and guests with motorcycles must use kick stand plates when parked on asphalt driveways. This is necessary to prevent kick stand holes in the driveways due to weather heat. Removal of grease and automotive fluid leakage from vehicles on unit owner's driveway is the unit owners responsibility. During snow events requiring snow removal, vehicles parked in driveways must be removed to facilitate snow plowing.

30. No feeding of waterfowl or wild life to include no bird feeders except Hummingbird is permitted.

31. While the ASSOCIATIONS primary function is to protect and maintain the value of both the private and common property, unit owners also have a responsibility to maintain appearance with regard to garage doors, windows and porches. This is necessary to protect unit owners investments and maintain property value. (ADDED AND APPROVED 10/22/2016 ASSOC. MTG.

32. Unit owners intending to replace garage doors must use D&R GARAGE DOORS PLUS, Austintown for the purchase and installation. This is necessary to ensure continuity in garage door selection and purchases. Six unit owners have already replaced the maintenance free doors from D&R GARAGE DOORS PLUS. This was approved at the 2016 ABVCA meeting.

33. When window replacement is necessary, outside windows must match existing exterior windows.

34. Porches/decks maintenance and repairs are the responsibility of the unit owner. Unit owners with pavers/bricks must maintain weed growth. Outside appearance is important to ensure property value, therefore dilapidated furniture is not acceptable. Please replace or remove. Ornamental items must be placed on owners porches.
35. Continuing to ensure an attractive community and protect unit owners investments, the following association parking rule applies: Garages are to be used for vehicle parking(two vehicles), not for property storage if a vehicle(s) are displayed to the driveway. If a unit owner has three vehicles, one may remain in the driveway keeping in mind courtesy to your neighbor (shared driveways). Please avoid extended parking of vehicles in driveways (not to exceed 10 days)

PLEASE NOTE:

The trustees reserve the right to amend, repeal or add to these rules and regulations from time to time as may be deemed necessary to ensure and maintain property value, protect owners investments and guarantee efficient association operation.

2017 OCTOBER ABVCA MEETING