

**RULES AND REGULATIONS  
OF  
DEER LAKE RETIREMENT ASSOCIATION, INC.**

The following Rules and Regulations apply to all residents, guests, employees, and visitors of Deer Lake Retirement Community. These Rules and Regulations are for the benefit of all residents, many are in compliance with various fire department, building codes, health department, or zoning regulations and all must be complied with. Your cooperation is appreciated.

The following acts or activities may not be done at any time without the express written consent of the Board of Directors or the Manager:

1. The obstructing of sidewalks, entrances, common parking and drives and courts of the various buildings or their use for any other purpose than ingress to and egress from the residence units in the building.
2. The repainting, adding to, or redecorating of the exterior of any residence unit or building.
3. The installation of awnings or window guards on any residence unit or building.
4. The installation or attachment of a radio or television aerial to or from the exterior of the building or porch, or the installation to or exposing from any window or other part of a building any commercial sign, notice or advertisement.
5. The installation of a ventilator, air conditioning device, chimney, or flue to or from any residence unit or building.
6. The making or permitting to make any disturbing noises which will interfere with the right, comforts, or conveniences of others. The playing of any musical instrument, or operating of any phonograph, radio, television or other loud speaker between the hours of 11 PM and the following 7 AM if the same shall disturb or annoy other occupants of any building. The practicing of either vocal or instrumental music for more than two hours in any day or between the hours of 6 PM and the following 9 AM.

7. a. The keeping or harboring of any bird, reptile, or animal outside the residence unit or building.  
b. The exercising or walking of any bird, reptile, or animal in any grass or garden plot adjacent to any building unless carried or on a leash.  
c. The taking of any bird, reptile or animal into the activities building or other common buildings.  
d. The feeding or harboring of any wildlife or stray animals other than approved bird feeders.
8. The using of toilets, drains, disposals or other water apparatus in any building for any purpose other than those for which they were designed, or the throwing of sweepings, rubbish, rags or other articles into the same.
9. The sending of any employee of the Board of Directors or the Manager on any private business.
10. Cooking on any terrace, roadway, garden area, sidewalk, or other area not especially constructed and equipped therefore.
11. The parking of any automobile or vehicle in such a manner as to impede or prevent ready access to any entrance to or exit from any building or other vehicle or in such a manner as to block common roadways or designated parking areas.
12. Drying or airing of clothes or other articles outside of house.
13. Climbing or walking on the roof of any building.
14. Making or producing unusual or objectionable noise or odors which would be disturbing to other residents.
15. Using or storing in the residence unit or attached storage area of any flammable, combustible, or explosive fluid, material, chemical, or substance, except for normal household use.

The following acts or activities must be complied with in order to insure the safe and quiet enjoyment of all residents:

1. Each resident shall keep his residence unit, any attached storage area, and any porch to which he has sole access in a good state of preservation and cleanliness.
2. Any radio, television, or other electrical equipment of any kind or nature installed or used in any residence unit shall fully comply with all rules, regulations, requirements, or recommendations of state and local regulatory authorities and the residence owner shall be liable for any damage or injury caused by any such appliance or equipment.
3. All trash, garbage, or any other refuse shall be placed in containers in such places and at such times and in such manner as the Board of Directors or the Manager may direct.
4. Residence units are to be kept free of vermin, insects or other pests. The agents of the Board of Directors or the Manager, may enter any room or residence unit in any building at any reasonable hour of the day for the purpose of inspecting such residence unit for the presence of such vermin, insects or pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.
5. Any new lock or any alteration to an existing lock on any door leading into a residence unit must be installed by or under the supervision of an agent of the Board of Directors, and the Board of Directors or the Manager shall be provided with a key to such lock.

Unless caused by wanton or gross negligence, the Board of Directors or the Manager shall not be responsible for any loss or damage suffered on or about any common element by any owner, or any member of any owner's family or any of his agents, servants, employees, licensees or visitors.

If any key or keys are entrusted by any residence owner or by any member of his family or by his agent, servant or visitor to an employee of the Board of Directors or the Manager, whether for such owners residence unit or an automobile, trunk or other item of personal property, the key shall be at the sole risk of such residence owner, and neither the Board of Directors nor the Manager

shall be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

All single occupants of residence units shall be at least 55 years of age. For married occupants, at least one spouse must be at least 55 years of age.

A child or other occupant under 21 years of age shall not be allowed to reside in a residence unit.

All occupants must be ambulatory and in reasonably good health.

Complaints or suggestions regarding the service or management of the Association shall be made in writing to the Board of Directors or to the Manager.

Any consent or approval given under these rules and regulations may be added to, amended, or repealed at any time by resolution of the Board of Directors.

The Board of Directors reserves the right to make such other rules and regulations from time to time as may be deemed needful for the safety, care, and cleanliness of the retirement community, and for securing the comfort and conveniences of owners and/or tenants, and said Rules and Regulations shall be considered a part of the Bylaws.

Revised March 13, 2007