

CLERK'S NOTE:
 Legibility of this document
 determined to be substandard

KINGMAN ACRES CONDOMINIUM VILLAGE IIA, INC.

RULES AND REGULATIONS

The following rules have been adopted by the Board of Directors of the above Condominium, and may be amended, suspended, or other rules promulgated, or waived, by a two-thirds vote of the Board of Directors. The sole purpose of these rules is to provide that all owners in Kingman Acres Condominium Village IIA can enjoy their units, the common elements and the recreation area in comfort, safety and free from undue interference from others. The cooperation of all unit owners, their families and guests, is earnestly solicited in meeting and maintaining this goal.

The rules are as follows:

1. The walks, hallways, stairways and other public passages shall not be obstructed by a unit owner or his agents, servants, employees or invitees, or used by them for any purpose other than ingress to and egress from the unit. No planting fruit trees, vegetables or herbs on common property.
2. No sign, advertisement, notice, or any similar device, shall be inscribed, painted or engraved or affixed to any part of the outside or inside of the common elements and areas. A small engraved nameplate not more than twelve (12) square inches may be attached to the outside of a unit.
3. Pets, no dogs or cats shall be maintained in any condominium units. However, tropical fish, goldfish, parrots in designed bowls, tanks and or cages may be kept therein. The few owners that have dogs and cats that were grandfathered in can remain until their demise, or until owner sells the unit. They cannot be replaced. Cats and Dogs must be on a leash when outside of the condominium unit. Any animal that is roaming the area will be considered abandoned and animal control will be notified.
4. Televisions, radios, record players and musical instruments shall not be played after 10:30 p.m. or before 8:00 a.m., unless the tone control is so lowered as to make the sound inaudible outside the unit.
5. All waste and trash must be properly wrapped in proper containers, and then placed in the special disposal bins provided on the property. Newspapers, plastics, cans, bottles properly placed in recycle bins.
6. No clotheslines, outdoor TV or radio antennas other than are built in shall be installed. No barbecue cooking is allowed in the screened in area.
7. Storm shutters or porch enclosures will be allowed, but they must be of a standard type and color and approved by the Association prior to installation.

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8. No alteration or additions, to the exterior or structural interior of the apartment building permitted. Porch enclosures, front entrance doors shall not be permitted without the prior approval of The Board of Directors. Any alterations not installed in accordance with these rules must be corrected or removed at the owners expense.
9. Eating in, drinking in plastic containers is permitted in the pool area only near the sheltered area. (See Clubhouse Rules).
10. No lifeguard on duty at the Clubhouse. All children must be supervised by an adult. (See Clubhouse Rules).
11. No motorcycles, boats, trucks, campers, motor coaches, or any unregistered automobiles will be allowed in any parking or street areas, except reasonable deliveries during normal business hours.
12. Personal conduct of occupants and their guests shall at all times be on a mature, retained level. There shall be no shouting, arguing or other conduct disturbing to other tenants or their guests.
13. The Association will supply and maintain all mail boxes and street lamps
14. The Association will maintain all airspace located above the units.
15. Violations, when the board meets to discuss violations of rules and regulations, owners will be notified in writing to comply with violations given a thirty (30) day period in which to comply, otherwise a fine up to a \$100.00 per day may be imposed not to exceed \$1,000.00
16. Each person shall be responsible to the Association for maintenance fee, which is due on the 1st of each month. If not received by the 15th, a late fee of \$10.00 a month will be imposed. Owner is responsible for the maintenance, repair or restoration of the asphalt or other parking surface in his parking space if such maintenance is necessitated by oil or gas leaking from his car.

**BOARD OF DIRECTORS
SPECIAL AND ANNUAL MEETING BY LAWS**

1. On topics of general discussions, which outcome could initiate much change, residents may speak before a vote is scheduled, providing that such discussion must be in the framework of 30 minutes duration, however, the Board in its discretion, can increase or decrease the time for member comment period .
2. A Numercal List will be posted on the Bulletin Board inside the Clubhouse and each speaker desiring to address the Board, shall speak in this order. If more speakers than time permits, the Board President or Director chairing the meeting , may at their discretion call a special meeting to allow additional time for such discussion. Such list shall be posted a week prior said meeting.
3. All persons wishing to speak at meeting, that have not placed names on the list, will be granted time to speak, time permitting.
4. Board President or acting Chair shall control and limit the time for speakers, and has authority to instruct such speaker to ,yield floor, to permit others to speak, time permitting. Any member failing to yield, is obligated to comply with the President or Acting Chair's instruction.
5. If a member refuses to stop talking and otherwise disrupt meeting, the Chair will issue an oral warning to member his allotted time is over, if he continues to disrupt, the meeting may be adjourned .If Police are called, subject may possibly be charged with disorderly conduct. As Kingman Acres Clubhouse rules and regulations, members must while using common property, conform to proper behavior.