

RULES AND REGULATIONS CAHABA HEIGHTS TOWN HOMES CONDOMINIUM ASSOCIATION

APRIL 10, 1989

Common areas are defined as all exterior surfaces of building as well as all grounds surrounding these buildings. The land and the exterior of the buildings are owned by the Association; the interior is owned by the members. The Association is responsible for maintaining the building and land, yet cost is charged to the owners by way of maintenance fees. **Written permission** must be obtained from the Condominium Board to make any changes which may affect these areas. Remember, common areas are for the use of all property owners whose use must not be usurped or compromised by individual owners or tenants.

The following Rules and Regulations hereinafter enumerated shall apply to everyone, and observance is required of all residents. These rules are binding upon everyone. Each owner is responsible for seeing that their children, guests, invitees, servants, lessees, and other persons observe them. Any complaints regarding violations of the Rules should be made in writing to the Board of Directors.

1. Unit occupants shall not use or permit the use of their premises or the common area in any manner which disturbs or is a nuisance to other occupants. Neither shall they permit the use of their property for any unlawful purpose or allow damage to property in any manner.
2. Common areas, defined as any area outside the unit, shall not be obstructed, littered, defaced, or misused in any manner. Common areas, balconies windows, and porches should be free of all unsightly articles at all times. Storage or permanent placement of chairs or other personal items on any part of the common area is prohibited. Small children's swing sets are permitted in the rear of the units with proper written permission, proof of liability insurance, and a signed release of liability. Written permission from the Board is also required for landscaping or any other change to the common area.
3. Installation of new fences and decks will not be allowed without written permission of the Board. Areas previously fenced must be mowed and maintained by the owner or tenant. Decks will be the responsibility of the owner or tenant. Fences will be removed if said fences and grounds are not maintained.
4. Control shall be maintained over all pets. Barking dogs and animals running loose or creating a nuisance will not be permitted. Pets will also be subject to the Vestavia Hills Pet Ordinance.
5. No industry, business, or commercial activity shall be maintained or permitted on any part of the property or common area. An office is permitted which may incidentally support the conduct of business.
6. Garbage and trash shall be placed in the designated area on the day or night before pickup. These containers should be returned when empty immediately to the proper

place out of sight. Plastic bags should not be used for garbage because animals may rip them open.

7. The exterior of the condominiums are part of the common area. No architectural or structural changes may be made without the written permission of the Board. This includes the addition of window air conditioner units.
8. If a unit is offered "For Sale" or "For Rent," one sign may be used in front of the building. No signs or other direction arrows are permitted. Nothing shall be hung or displayed on the outside of the windows or buildings.
9. Parking is only permitted in the allocated area or driveways. Parking is not allowed on the grass. Areas directly in front of the condominiums are assigned to the residents of that unit. Others shall not park there without permission. Boats, trailers, and trucks larger than one half ton are not allowed to be parked on common areas.
10. The storage or parking of inoperable vehicles or vehicles not in everyday use is prohibited. The definition of everyday usage shall be determined by the Board.
11. No resident or owner shall direct, supervise, or in any way attempt to assert any control over any worker or maintenance person, nor authorize anyone to perform any chore without the Board's written permission.
12. There shall be no permanent storage of parking of bicycles, wagons, toys, or other items in any part of the common area.
13. Residents are responsible for the conduct of their children. Parental supervision must be exercised, and children must not become a liability to others. Acts of property destruction or conduct which disturbs the peaceful nature of the condominiums will not be permitted.
14. Complaints regarding maintenance or any other problems should be directed in writing to the **Board of Directors CHTC, c/o Metcalf Realty, 2710 20th Street S, Birmingham, AL 35209.**
15. The Board of Directors reserves the right to make any additions or deletions from the Rules and Regulations at any time.
16. Residents must abide by all Federal, State, County, and City of Vestavia Laws at all times.
17. The Board is responsible for notifying owners and tenants in writing about the violation of any Condominium rules. After notification if the violation is not corrected to the satisfaction of the Board, a fine of up to **\$400** may be levied against the offender. If the unit is a rental unit, a fine may be levied on both the tenant and the owner. This fine will be included in the payments of the maintenance fee the next month. In addition, further fines may be assessed to cover any cost of repairs, legal fees, or other expenses incurred as a result of the violations. The City of Vestavia will send notices of violation of City Rules and will be responsible for any fines associated with violations.