

A A Colony Square Rules and Regulations from the Bylaws: Article IX

Section 1. No Lot shall be used except for residential purposes, or for professional offices: but may be used for a builder's construction, sales office or models during the Development Period.

Section 2. No fence, wall, tree, hedge or shrub planting shall be maintained in such manner to obstruct sight lines for vehicular traffic. Except as may be required to comply with the prior sentence, no tree of a diameter of more than four inches measured two feet above ground level, lying without the approved building, driveway and parking areas, shall be removed without the approval of the Architectural Control Committee.

Section 3. No noxious or offensive activity shall be permitted upon any portion of the Properties, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighborhood. No exterior lighting shall be directed outside the boundaries of a Lot or other parcel of the Properties.

Section 4. The Declarant shall have the right to grant easements for utility purposes over the Common Areas until such time as the Common Areas are conveyed unto the Association, after which said conveyance the right to grant easements for utility purposes over the Common Areas shall be reserved unto the Association. Easements for utility purposes within the boundaries of residential lots shall be established by the recorded plat on which the same are shown. If a Lot has been conveyed to an individual Owner, only that Owner, his heirs or assigns, shall have the right to grant utility easements within the boundary of said Lot.

Section 5. No fence or wall of any kind shall be erected, begun or permitted to remain upon any portion of the Properties unless shown on the deed of dedication plat or unless approved by the Architectural Control Committee.

Section 6. No exterior clothesline, or clothes hanging device, except that of an umbrella-type nature with a diameter not exceeding seven (7) feet, shall be allowed upon any lot.

Section 7. No sign of any kind larger than one foot square shall be displayed to the public view of any Lot, except temporary signs of not more than four square feet advertising the said Lot for sale or rent and except for temporary signs erected by the Declarant in connection with the construction, lease or sale of buildings and lots or other parcels of the Properties.

Section 8. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats and other household pets may be kept, provided that they are not raised, bred and kept for any commercial purpose.

Section 9. The Association shall have the right (if after 20 days notice to the Owner of the Lot or Lots involved, setting forth the action intended to be taken, such action has not been taken by the Owner) to trim or prune, at the expense of the Owner, any hedge or other planting that in the opinion of the Architectural Control Committee, by reason of its location or the height to which or the manner in which it is permitted to grow, is detrimental to adjoining property, or is unattractive in appearance. The Association shall further have the right, upon like notice and conditions, to care for any vacant or unimproved Lot, and to remove grass, weeds and rubbish therefrom and do any and all things necessary or desirable in the opinion of the Architectural Control Committee to keep such Lot in neat and good order, and at the cost and expense of the Owner.

Section 10. No exterior antenna for the transmission or reception of radio or television signals shall be erected or permitted on any building or Lot or other parcel of the Properties.

Section 11. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No material or refuse or any container for the same shall be placed or stored in the front of any house, or on the patio or stoop at any time, except in enclosed rear yard, unless required by the collection agency. All trash and garbage shall be placed in covered trash cans in the trash area provided. The Association shall have the right to impound any trash

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cans or garbage receptacle which is placed in violation of this paragraph and to enter onto any Lot for this purpose.

Section 12. No commercial vehicle with over one ton capacity or any boat, boat trailer or recreational vehicle of any kind shall be permitted to be kept upon any portion of the Common Areas except in Special parking areas designated by the Architectural Control Committee.

Section 13. No portion of the Properties shall be used for the repair of automobiles except for general maintenance of a resident's personal automobile, nor shall any vehicles other than a private automobile be parked in any of the parking spaces maintained by the Association. After ten (10) days written notice to the Owner of any vehicle parked in violation of this covenant, the Association may remove such vehicle at the expense of the Owner thereof.

Section 14. No velocipedes, bicycles, or other articles of personal property shall be deposited, allowed or permitted to remain on any Lot, except in the rear yard. The Association may impound all such articles and make a charge for their return.

Section 15. No Lot shall have an area of less than 1300 square feet.

Section 16. The Board of Directors of the Association is hereby empowered to make such reasonable rules and regulations and take such actions as it may deem necessary to implement and enforce Article VIII and this Article 1X.

Section 17. The Declarant hereby grants to members of the Association in good standing and their agents and employees an easement upon and across any Lot adjacent to a Lot owned by said member for the purpose of temporary support of ladders during cleaning, painting, and maintenance operations of said member's Lot, and an easement over and across all walkways and sidewalks not dedicated to public u