

COPPER VALLEY PET POLICY

Each unit owner may keep no more than two (2) domestic household pets, such as dogs and cats. No exotic, wild or dangerous animals or pets may be kept in the Copper Valley Condominium Building or common areas. Neither unit renters nor unit lessees may keep any pets. Pets must be kept in a manner, which does not create a nuisance. A nuisance exists when a pet or pets are kept in a manner that unreasonably interferes with another owner's use and enjoyment of their unit or the common areas. In addition, all unit owners shall:

- (1) keep control of their pet(s) at all times;
- (2) not allow their pet(s) to roam freely;
- (3) clean up pet feces and accidents immediately after such has been deposited;
- (4) not tie up their pet(s) on or adjacent to patios, decks or common areas or leave their pet(s) unattended on decks, patios or common areas;
- (5) not leave pet food outdoors;
- (6) not allow their pet(s) to persistently bark, scratch or make other noise which disturbs other occupants;
- (7) register their pets with the Board by giving notice to the building manager of the name, size, color, breed and type of pet(s) being kept; and
- (8) comply with all federal, state and local laws, regulations and ordinances governing the keeping and control of animals and pets.

The homeowner's association board may require the removal of a pet(s), which is kept in violation of this policy. This policy shall be strictly enforced by the Homeowner's Association Board.

Adopted this ___ day of _____, 2006, by the duly elected and appointed Copper Valley Homeowner's Association Board.

Chairman

Date

SCHEDULE A

Rules and Regulations

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by any unit Owner for any other purpose than ingress to and egress from the units.
2. Except as to the areas termed limited common elements, no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit Owners.
3. Unit Owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways and passageways as a play area(s).
4. No vehicle belonging to or under the control of a unit Owner or a member of the family or a guest, tenant, lessee or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
5. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
6. No Owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
7. Owners and occupants shall exercise reasonable care to avoid making or permit to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants, or occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 P.M. and the following 8:00 A.M.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
9. The balconies, if any, and terraces, decks or patios shall be used only for purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.

10. No cats, dogs or other animal or bird or reptile (hereinafter for brevity termed "animal) shall be kept, maintained or harbored in the development unless the same in each instance is expressly permitted in writing by the Managing Agent or, if there is no Managing Agent, then, by the Board of Managers. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious to other Owners, in which event the Owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected, the Owner, upon written notice, will be required to dispose of the animal. The written notices provided for herein shall be issued by the Managing Agent or, if there is no Managing Agent, then, by one or more of the members of the Board of Managers.

11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.

12. Any damage to the general common elements or common personal property caused by the Owner or a child or children of a unit Owner or their guests or the guests of a unit Owner shall be repaired at the expense of that unit Owner.

13. The Managing Agent or, if there is no Managing Agent, then, the board of Managers shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, the Owner shall provide a key for the Managing Agent's or the Board of Managers' use.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations.