

RULES AND REGULATIONS  
FOR  
BEL AIRE HOMEOWNERS' ASSOCIATION

The definitions contained in the Declaration of Restrictions and Protective Covenants for Bel Aire are incorporated herein as part of these Rules and Regulations.

1. The owners and lessees (hereinafter referred to as "Residents") of each lot in the general plan of development shall abide by each and every term and provision of the Declaration of Restrictions and Protective Covenants, and each and every term and provision of the Articles of Incorporation and By-Laws.

2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the common areas. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any other purpose other than for ingress to and egress from the lots to the common areas.

3. Any damage to the common elements, property, or equipment of the Association caused by any Resident, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Resident.

4. A Resident will not park or position his vehicle so as to prevent access to another lot. The Residents, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed by the Association for the safety convenience, and welfare of all Residents.

5. No Resident shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each Resident shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.

6. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of the common areas.

7. No clothesline or other similar device shall be allowed on any portion of the common areas.

8. All garbage and refuse from the lots shall be deposited with care in each Resident's private garbage containers. No garbage or refuse shall be deposited in any common area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association property.

9. No commercial vehicle, recreational vehicle, camper, trailer, boat, van or truck of any kind shall park or be parked at any time on any portion of the common areas, except for commercial vehicles, vans, or trucks delivering goods or furnishing services. Said commercial vehicles, vans, or trucks shall not park or be permitted to park overnight on any portion of the common areas or

on any lot (except within the confines of a garage). The Association shall have the right to authorize the towing away of any such vehicles in violation of this rule with costs and fees, including attorney's fees, if any, to be borne by the vehicle owner or violator.

10. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.

11. Complaints regarding the management of the Association property, or regarding the actions of other Residents, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Resident.

12. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.

13. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.

14. The Rules and Regulations of the Master Association are incorporated by reference herein. In the event of a conflict between these Rules and Regulations and those of the Master Association, the Master Association's Rules and Regulations shall prevail.

BY RESOLUTION OF THE BOARD OF DIRECTORS  
OF BEL AIRE HOMEOWNERS ASSOCIATION, INC.  
ADOPTED MAY 20, 1993.

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