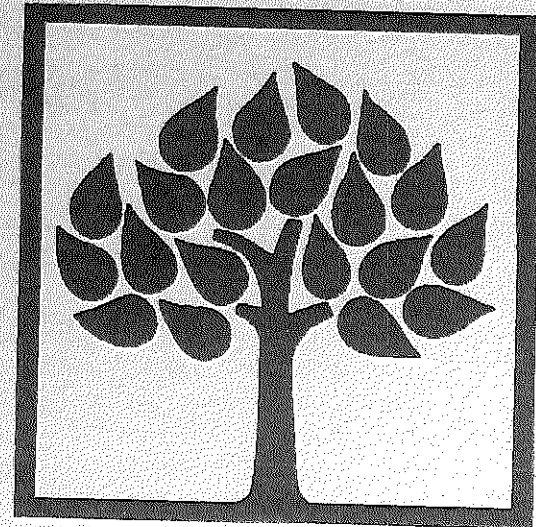


The Village at Greenwood Condominium
Owners' Association



Handbook of Rules and Information

Approved: August 13, 2015
Effective: September 1, 2015

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Welcome to The Village at Greenwood Condominium Owners' Association. We hope you enjoy your Unit. The objective of the Association is to reasonably maintain The Village at Greenwood as a pleasant place to live. To accomplish this, the Board of Directors has adopted this Handbook which pertains strictly to living at The Village at Greenwood in a community association atmosphere.

These are common sense rules and regulations which take into consideration the health, safety and comfort of all Unit Owners and Occupants at The Village at Greenwood and are not meant to replace the Declaration of Condominium Ownership and of Easements, Covenants and Restrictions for The Village at Greenwood Condominium and Bylaws. The Board has not presumed to cover every possible situation in this Handbook. Reasonably preserving the clean, attractive appearance of the condominium property is a goal shared by all, as it will maintain and enrich the value of our Units.

The Board and the Management Company have a duty to enforce the Rules, the Declaration and Bylaws.

We ask that you keep this Handbook handy. Refer to it when necessary. If something arises that may not be covered in the Handbook, please do not hesitate to contact the Management Company or the Board.

This Handbook is intended to supplement, not replace the Declaration and Bylaws; therefore, if there should be an inadvertent discrepancy between what is expressed in this Handbook and the recorded documents, the Declaration and/or Bylaws shall govern.

Board of Directors
The Village at Greenwood Condominium Owners' Association

IN CASE OF EMERGENCY

The Management Company is available 24 hours a day, 7 days a week for emergencies that require immediate response. Please **DO NOT** use this service during non-business hours unless it is an actual emergency which cannot wait until regular business hours. If the repair is not the responsibility of the Association, the Unit Owner will be billed.

The Management Company and the Association do not have the responsibility for law enforcement at the Village at Greenwood. The responsibility for dealing with suspicious or criminal activity remains exclusively with the Sagamore Hills Police. Contact the Police or Fire Departments for emergencies requiring their assistance. In the case of a life threatening emergency or fire, the police and/or fire department should be called **BEFORE** the Management Company.

Police 911 or for non-emergencies 330-468-0900
Fire 911 or for non-emergencies 330-467-7410

Management Company

Reserve Realty Management
480 W. Aurora Rd.
Sagamore Hills, OH 44067
office@reservemgmt.com

Office Phone 330-467-0828
Emergency Pager 216-903-4109

Community Association Manager -

Beth A. Wiggins, CMCA, AMS
bwiggins@reservemgmt.com

The Rules in this Handbook are subject to modification, additions and deletions. Formal notification of any changes will be mailed to each Unit Owner. It is ultimately the responsibility of Unit Owners to keep Occupants of their Units informed of the Rules.

Board of Directors

As a private Condominium Property, we are governed by our own Declaration and Bylaws. We elect our own Board of Directors from our Unit Owners and the Board manages Association affairs on behalf of our Unit Owners. There are five (5) Board members who each serve without compensation for a term of two (2) consecutive years. There are no term limitations. Board terms are staggered so as to elect two members one year and three members the following year. This arrangement was established to provide the Association members with continuity of experience and service from one year to the next. Following its election at the Annual Meeting, the Board of Directors is organized by electing from among its members the following officers: President, Vice-President, Secretary, Treasurer and At Large.

The Annual Meeting of the Unit Owners for the election of Board members is held in the month of January each year. Regularly scheduled Board meetings are held throughout the year. Unit Owners wishing to attend a Board meeting should check with the Management Company to verify the date, time and meeting location.

Channels of Communication

In between the regular Board meetings, the Association relies on the Management Company to carry out the Board's decisions and handle all communications by and between the Association's Unit Owners, contractors and vendors. If you have questions or concerns about the maintenance of the property, please direct the matter to the Management Company, in writing.

The Board requests and appreciates your cooperation in respecting that Board members are not employees and should not be contacted directly on Association related matters outside of Board meetings. Board members are not individually responsible for resolving Association matters and can only decide on issues brought to their attention by the Management Company. The only exception is that you should send a letter directly to the Board members concerning problems that you may have with the

Management Company. Again, all other communications must be directed through the Management Company to assure that your concerns and questions are properly addressed and answered.

Common Elements

The Common Elements include, unless otherwise provided in the Declaration, the following parts of the Condominium Property:

The land described in the Declaration and all other areas, places and structures that are not part of a Unit.

- a. The Common Elements cannot be obstructed in any way nor can anything be stored or constructed in the Common Elements without prior written Board approval.
- b. The Common Elements shall be kept free of rubbish, debris, and other unsightly materials.

Limited Common Elements

The term "Limited Common Elements" refers to the Common Elements that are for the exclusive use of the Unit Owner. The Limited Common Elements include Unit porches and patios that were installed as part of the original Unit. Other Limited Common Elements are decks, patios, etc. which have been constructed with the approval of the Board of Directors.

Items Requiring Board Approval

1. Structural changes to the appearance of the Common or Limited Common Element, such as windows and doors.
2. Addition of decks and patios.
3. Addition of storm doors.
4. Landscape lighting.
5. Mulch applied by Unit Owner. (Other than that provided by the Association contracted landscaper for Unit Owner installation.)
6. Addition of trees, shrubs, plants and flower beds.

For all the above items, project approval request forms should be obtained from the Management Company. To submit a request for an exterior modification the Unit Owner must be

current in all fees and assessments. Only Unit Owners who are current in all fees and assessments may submit a request for an exterior modification.

Items that Require Notification to the Board of Directors

1. Sale of Unit.
2. Name and credentials of contractor performing work (operations) other than those directed by the Board of Directors.

Collection Policy

1. All maintenance fees are due on the first (1st) day of the month and are considered late if postmarked after the tenth (10th) of the month.
2. An administrative late charge of \$25.00 per month shall be incurred for any late payment and on any unpaid balance (subject to increase upon further notice).
3. Any payments made shall be applied in the following order:
 - a) Administrative late fees owed to the Association.
 - b) Collection costs and attorneys' fees incurred by the Association.
 - c) Principal amounts owed on the account for common expenses and assessments.
4. Any past due assessments may cause a lien and foreclosure to be filed against the Unit.
5. Any cost, including attorneys' fees, recording costs, title reports and/or court costs incurred by the Association in the collection of delinquent assessments shall be added to the amount owed by the delinquent Unit Owner.
6. If any Unit Owner (either by his or her conduct or by the conduct of any Occupant) fails to perform any act that he/she is requested to perform by the Declaration, Bylaws or Rules, the Association may, but shall not be obligated to, undertake such performance or cure such violation and shall charge and collect from Unit Owner the entire cost and expense, including reasonable attorneys' fees, of such performing cure incurred by the Association. Any such amount shall be deemed to be an additional assessment and

shall be due and payable immediately following notification of such charge and the Association may obtain a lien for said amount in the same manner and to the same extent as if it were a lien for common expenses.

Complaint Procedure

Complaints against anyone violating the Rules must be made to the Management Company in writing and contain the signature of the individual filing the complaint. The Board and/or Management Company will in most instances contact the alleged violator after receipt of each complaint and a reasonable effort will be made to gain the violator's agreement to cease the violation. If the reasonable efforts to gain compliance are unsuccessful, the Unit Owner will be subject to a sanction in accordance with the enforcement procedures outlined below.

ENVIRONMENT OF COMMON ELEMENTS

- Littering is prohibited. Occupants are asked to help keep our development beautiful. Rubbish, debris, and any other unsightly materials are prohibited in the Common Element.
- Occupants are prohibited from pouring or allowing the spillage of oil, solvent, or any other volatile or flammable material into the storm sewers, house drains or Common Elements.
- Any item or action that jeopardizes the safety of Unit Owners or Occupants that will increase the insurance to any buildings/Units or their content is strictly prohibited
- All recreational equipment must be stored in the Unit when not in use. Patio furniture may be left on deck/patio.
- Clothes lines and laundry poles are prohibited. Laundry, including swimsuits, towels, rugs, etc. is prohibited from being hung over the patio fence or deck railing.
- One (1) standard-sized flag (not to exceed 3' x 5') of the United States of America, sports team, holiday decoration, national flag or armed services flag. is permitted to be displayed on the pole holder on the side of the garage door.

The American Flag must be made of nylon, polyester, or cotton. The installation of a free-standing flag pole in the ground is prohibited. The flag must immediately be removed and/or replaced once it is worn, faded, and/or tattered. Any other flags are prohibited.

- Any communication with contractors should be through the Management Company. This requirement is not intended to reduce or refuse service. It is simply an administrative procedure to ensure that the contractor is performing the work in accordance with the contractual agreement. All service contractor requests must be submitted to the Management Company.

ENFORCEMENT PROCEDURE AND ASSESSMENT FOR RULE VIOLATIONS

- A. The Unit Owner shall be responsible for any violation of the Declaration, Bylaws or Rules by the Unit Owner, guests, or the Occupants, including tenants, of his/her Unit.
- B. Notwithstanding anything contained in these Rules, the Board shall have the right to proceed, immediately or otherwise, with legal action for any violation of the Association's governing documents, as the Board, in its sole discretion may determine. The entire cost of effectuating a legal remedy to impose compliance, including court costs and attorneys' fees, shall be added to the account of the responsible Unit Owner.
- C. All costs for extra cleaning and/or repairs stemming from any violation will also be added to the responsible Unit Owner's account.
- D. In addition to any other action and in accordance with the procedure outlined in Section E below, actual damages and/or an enforcement assessment of up to but not exceeding \$50.00 per occurrence, or if the violation is of an ongoing nature, per day, MAY be levied by the Board against a Unit Owner in violation.
- E. Prior to the imposition of an enforcement assessment for a violation, the following procedure will be followed:
 1. Written notice(s) will be served upon the alleged responsible Unit Owner specifying:
 - a. A reasonable date by which the Unit Owner must cure the violation to avoid the proposed charge or assessment; and
 - b. A description of the property damage or violation; and
 - c. The amount of the proposed charge and/or enforcement assessment; and
 - d. A statement that the Unit Owner has a right to, and the procedures to request, a hearing before the Board to contest the proposed charge and/or enforcement assessment.

2. To request a hearing, the Unit Owner must mail or deliver a written "Request for a Hearing" notice which must be received by the Board not later than the tenth day after receiving the notice required by Item E - above.

- a. If a Unit Owner timely requests a hearing, at least seven days prior to the hearing the Board shall provide the Unit Owner with a written notice that includes the date, time, and location of the hearing. If the Unit Owner fails to make a timely request for a hearing, the right to that hearing is waived, and the charge for damages and/or an enforcement assessment will be immediately imposed; and
- b. At the hearing, the Board and alleged responsible Unit Owner will have the right to present any evidence. This hearing will be held in Executive Session and proof of hearing, evidence or written notice to the Unit Owner to abate action, and intent to impose an enforcement assessment shall become a part of the hearing minutes. The Unit Owner will then receive notice of the Board's decision and any enforcement assessment imposed within thirty (30) days of the hearing.

3. The Association may file a lien for an enforcement assessment and/or damage charges which remains unpaid for more than ten (10) days.

GENERAL RULES AND INFORMATION (alphabetical)

Awnings

Awnings are allowed, per specific draft rules and guidelines. For more information, contact Beth Wiggins at Reserve Realty Management.

Business

Business, industry, trade, occupation or profession of any kind, commercial, religious, educational or otherwise designated for profit, altruism, exploration, or otherwise is prohibited to be conducted, maintained, or permitted on any part of the Condominium Property.

Cable Television

1. Cable television is available to Occupants. The service is provided by Time Warner Cable.
2. Cable television is a private agreement between the Unit Owner and/or Occupant and the cable company, at the Unit Owner's or Occupant's expense. Arrangements for the installation of cable and/or disconnection of service are a Unit Owner and/or Occupant responsibility.

Common Courtesy

Living in a condominium community requires a bit more consideration of your neighbors due to the close proximity of the living accommodations. We are required to be aware that our actions can and do affect others.

For example:

- Not all Occupants like pets; so be sure your pet does not become a nuisance to others.
- If your pet makes a mess on the Common Elements, be sure to clean it up. Do not make others clean up after what is your responsibility.

- The type of music you may like is not necessarily the type others in the immediate area may like. Play radios and stereos at a volume that does not disturb others. Excessively loud music or any other received transmission is prohibited.

Please respect your neighbor's rights and they will respect yours.

Contractors

Unit Owners are responsible for the interior maintenance of their units. Contractors who are hired to do repair, remodeling, or restoration in your unit shall perform such work only between the hours of 8:00 a.m. and 7:00 p.m. Monday through Friday and 9:00 a.m. and 6:00 p.m. Saturdays and Sundays. Unit owners who undertake to do such work themselves shall abide by the same hours.

Damage to Units & Common Elements

1. Damage is defined as intentional or accidental changes in the appearance or function of the property, including buildings, land, trees, shrubbery and plantings, etc.
2. Damage of such items will be repaired in a timely fashion at the expense of the Unit Owner.
3. If repairs are not performed in a time period the Board of Directors deems to be acceptable, the Board will have the option to have the damages repaired and assess the Unit Owners for said repairs.

Examples:

- Broken windows, whatever the cause.
- Damage to a Unit or grassy Common Element caused by a Unit Owner's, Occupant's or guest's vehicle.
- Electrical fire due to Unit Owner/Occupant overloading an electrical circuit.
- Water damage due to negligence.

This applies to Unit Owners, Occupants, tenants, their families and guests, invited or not.

Decks and Patios

1. The installation of decks and patios prohibited without prior written Board approval.
2. To apply for the required approvals, obtain an application for a deck or patio from the Management Company.
3. The application must contain all the specifications and information for the construction of these additions.
4. Applications are required whether the Unit Owner or a contractor is doing the construction work.
5. Decks and patios are not to be used as storage areas and should be kept neat and uncluttered.
6. Please note: building permits are required for some projects.
7. The Unit Owner is responsible for maintaining, repairing and replacing the concrete patio pad and deck. Earth tones such as brown or tan, only, are to be used. Any Unit Owner cited for disrepair of deck or concrete pad shall have 30 days to have it repaired, otherwise the Association will have it removed at Unit Owner's expense.

Dryer Vents

1. The maintenance and cleaning of dryer vents is the responsibility of the Unit Owner. In some cases the vent run is a considerable distance before reaching the outside exit.
2. Vents should be checked and cleaned periodically to insure they are free of lint build up. Another problem is birds building nests in the dryer vents.
3. Check the dryer vents at least every six months for these potential fire hazards.

Garage Lights

Bulb replacement of the exterior light fixtures is the responsibility of the Unit Owner, except the light over the garage, the Association takes care of the bulb replacement.

Garage Sales

Individual and collective garage sales, estate sales and tag sales are prohibited

Garages

1. Garage doors must be closed when you leave your Unit for an extended time. This is for both appearance and security.
2. Unit Owners are responsible for the maintenance, replacement and repair of their garage door mechanisms, track springs, cable, locks and door. Exception: If a door is damaged by an Association contractor, then the Association will arrange for the repair. **The approved door for replacement must be an insulated four raised panels down and seven raised panels across with the top panel of windows.** Doors must also be white and only Colonial #509 style is acceptable.
3. Garage door replacements must have prior written Board approval before any door replacement is installed.
4. The storage of flammable or hazardous items in a garage or outside the home is prohibited.

Grills

1. All grills are not permitted within ten (10) feet of the Unit or deck, when in use.
2. Use of charcoal grills are allowed if the following conditions are met:
 - a. A Unit Owner must have the approval from the City Fire Marshal.
 - b. The charcoal grill is attended by an adult at all times when in operation.
 - c. An operational portable fire extinguisher must be located at the cooking site.
 - d. All non-structural combustible material such as furniture, throw pillows, patio umbrellas, paper goods, etc., must be removed from the cooking site.
3. If a Unit Owner sees a violation, please contact the local Fire Department.

Holiday Decorations

1. Holiday decorations are permitted.
2. They may be displayed three weeks prior to the holiday and must be removed within three weeks after the holiday (weather permitting).
3. Any damage resulting from the installation of the decorations (fascia, siding, gutters, etc.) will be the Unit Owner's responsibility to repair.
4. Unit Owners are prohibited to climb the sides of the buildings or place themselves in dangerous situations in the Common Elements or Limited Common Elements when displaying any holiday decorations.

Insurance

Your individual insurance coverage should coincide with the Association's insurance policy. It is suggested that you or your insurance agent contact the Association's Insurance Agent. You can contact the Management Company for the name and telephone number of the Association's Insurance Agent.

Lawn, Shrub, Flower Beds and Tree Maintenance

1. It is the responsibility of the Board of Directors to contract for lawn, shrub and tree maintenance.
2. All grassy areas and original area that the developer planted shrubs, plants and trees will be covered by these contracts. The Association is responsible for the flower/shrub beds at the front of the units and if you are an end unit, also along the side to the back side door (where the deck starts). All other flower beds are the responsibility of the Unit Owner.
3. The Unit Owner/Occupant is responsible for maintenance of any Board approved additional shrubs, plants or trees added at his/her expense.
4. It will also be the responsibility of the Unit Owner/Occupant to repair or replace any or all of the above that are destroyed due to negligence by Unit Owner/Occupant, guest, or by pets.
5. In the event your time restraints are such that you cannot water, contact the Management Company to see if

arrangements can be made to have this service provided at your expense.

6. Weeding of the flower/shrub beds, in the foundation areas of Units, is contracted by the Board of Directors as part of the lawn maintenance program.
7. Unit Owners/Occupants may waive the weeding, pruning, and mulching by the landscaper, if so desired. If any of these services are to be waived by any Unit Owner/Occupant, it should be done in writing to the Management Company and specify the services to be waived. Be sure to provide your name and address.

Noise

All units share at least one common wall with a neighbor. Please keep in mind that sounds travel and that not everyone enjoys the same type of music; nor does everyone share the same routine. Appliances, such as vacuum cleaners, dishwashers, garbage disposal units, washers and dryers, can produce sufficient noise to be just as disturbing as television, radio, and music systems. Unit Owners are requested to observe a voluntary 10:00pm noise curfew on Sunday through Thursday, and 11:00pm noise curfew on Friday through Saturday.

1. No noxious or offensive activity shall be carried on in any Unit or the Common or Limited Common Elements, nor shall anything be done therein to become an annoyance or nuisance to others.
2. If noise is excessive, contact the party or parties creating the disturbance.
3. If action is not taken to reduce the noise to an acceptable level, contact the Sagamore Hills Police Department.

Painting

The exterior color scheme for each Unit was determined by the Association. Under no circumstances may changes be made to the exterior colors. This includes, but is not limited to, doors, windows, trim, shutters, etc.

Parking

1. Occupants must use the garage and the area immediately in front of the garage as the primary parking areas.
2. Boats, trailers, motor homes, recreational vehicles, trucks, campers, travel trailers, or any vehicle with commercial advertising or truck plates, are prohibited from being parked on any street or driveway within the Condominium Property.
3. Overnight parking by Occupants must be: (a) within the garage; (b) in the Common Element in front of the garage door. Guests may use the guest parking areas; however, overnight guest parking on the overflow parking pads must have prior approval of the Board or Management Company.
4. Occupants should notify the Management Company of any inoperable vehicles or vehicles which cannot be identified as belonging to Occupant, which are parked in any Common Element for more than forty-eight (48) consecutive hours.
5. Any unlicensed vehicle must be stored in the garage. A written warning will be issued and then a fine may be imposed or the vehicle towed.
6. Illegally parked and unauthorized vehicles will be towed at vehicle owner's expense. They will be towed to Interstate Towing & Transport Specialist, Inc., 1191 Highland Rd., Macedonia, 330-425-4111.

Pets

1. No animals, livestock, rabbits, reptiles, fowl or poultry of any kind shall be raised, bred or kept in any Unit or on the Common Element. Household domestic pets' not bred or maintained for commercial purposes, may be kept in any Unit.
2. The right of a Unit Owner or Occupant to maintain a pet in a Unit shall be subject to termination if the Board determines that the pet constitutes a nuisance or creates a disturbance to occupants.
3. Pets are prohibited to run loose on the Condominium Property. All animals, when outdoors, must be kept hand-leashed on a leash not more than six (6) feet in length and under the control of a responsible person.

4. Pet owners are responsible for immediately cleaning up after their pets.
5. Pets are prohibited to be tethered in the Common Element, or tied to a deck or housed outside of a Unit.
6. Pet owners will be held liable for all damage caused by their pets to any Common Element including, but not limited to shrubs, bushes, trees, patio fencing, and grass.
7. Feeding of wildlife is prohibited.
8. Allowable pet walking areas include the roads and across Canyon View Road underneath the power lines.

Preventative Maintenance

Some Units have chimneys that are approved for the burning of fire wood. Unit Owners are responsible to service the chimney as required. This includes cleaning. Chimneys should be cleaned and inspected at least every two years.

Rental of a Unit

1. The Unit Owner must provide the Management Company with the following information prior to tenant move-in:
 - a. Copy of lease;
 - b. Full name of tenant(s);
 - c. Names of all Occupants of the Unit;
 - d. Home and business telephone numbers of Occupant(s).
2. The Unit Owner is responsible for making the tenant aware of the Rules.
3. The Unit Owner is responsible for tenant violations of the Declaration, Bylaws or Rules.
4. The lease document must contain a clause making it subject to the covenants and restrictions in the Declaration, Bylaws, and the Rules.

Rubbish Removal

1. Rubbish containers and recycle bins may be placed at the curb for pick up no earlier than 5:00 p.m. on the evening before normal collection. Rubbish containers and recycle bins must be returned to the interior of the home before 7:00 p.m. on pick up day.

2. Rubbish remaining at the curb overnight must be enclosed in covered containers to prevent it from being scattered, blown, or disturbed by animals or birds.
3. Rubbish containers, recycle bins and bags are prohibited to remain conspicuous except on the day trash is collected. Rubbish containers and recycle bins must be kept inside the garage at all other times.
4. Unit Owners must make arrangements for proper disposal of any refrigerator, freezer or air conditioner units.

Sale of a Unit

1. Within thirty (30) days of executing a purchase or sales agreement, the Unit Owner or real estate agent must notify the Management Company to make arrangements for a maintenance fee update letter and certificate of insurance for the buyer.
2. At the same time as above, the Unit Owner must provide the following:
 - a. Names of all Occupants;
 - b. Home and business mailing addresses;
 - c. Home and business telephone numbers;
 - d. Name, business address and telephone number of any person who manages the Unit on behalf of the Unit Owner;
 - e. Sales price; and
 - f. Mortgagee.
 - g. Any change in the information required in a-d must be provided to the Board within 30 days of the change.
3. The Management Company will coordinate the paperwork with banks, real estate agents, appraisers and escrow agents. A transfer fee for these services may be charged to the seller and paid out of escrow from proceeds due to the seller at the time of title transfer.
4. The seller is responsible for providing the following information to the buyer:
 - a. Copy of Declaration and Bylaws, and any amendments;
 - b. Copy of the Rules handbook

- c. Unit access door key(s), mailbox, and garage door key(s); and
- d. Garage door opener.
- e. Written notice of any and all architectural changes, landscaping changes and other improvements constructed by seller or previous sellers which are the responsibility of the Unit Owner to repair, maintain and replace.

Satellite Dish

Installation of any satellite dish/antenna in the Common Elements is prohibited. Any Unit Owner contemplating the installation of a satellite dish/antenna elsewhere on the Condominium Property must call GVCA and talk to the manager for satellite placement and approval. Satellite dishes are only allowed on the back decks. Holes needed for installation must only be drilled through the concrete or ledger board. No holes are allowed to be drilled in the siding of any Unit.

Signs

1. No sign or advertising of any nature shall be displayed on any portion of the property except:
 - a. On the Common Elements, signs provided by the Board regulating the use of Common Elements, or giving directions.
 - b. On the interior side of the window of a Unit, one professionally prepared sign, not in excess of four (4) square feet, advertising the Unit for sale or rent.
 - c. Open House signs are permitted during the time of the Open House. The approved sign must be secured from the Greenwood Clubhouse.
 - d. In the shrub bed, one (1) professionally produced security sign, one (1) square foot in size, furnished by a security agency, not exceeding the height of two (2) feet.

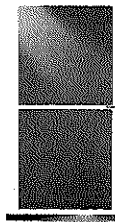
Snow Removal

Occupants are encouraged to use an ice melt product on areas near their individual Units. Rock salt is prohibited and must not be used as an ice melt product. Calcium chloride is recommended. The Association is not responsible for snow removal on sidewalks.

Sport and Recreational Equipment

1. All sport and recreational equipment must be cleared from the Common Elements as well as the Limited Common Elements daily.
2. Under no circumstances are decks, patios, porches, front and rear, to be used to store these items.
3. Such items must be stored within the Unit Owners/Occupants Unit or the garage.
4. Skateboards and skateboard ramps are prohibited on the Condominium Property.

Storm Doors



Storm Doors are permitted with the following restrictions: Doors must be white, with a full view, and no more than a 15" kick plate. This style of door will allow for a self-storing screen door.

Utilities

Unit Owners are responsible for the maintenance and payment of their own gas, electric, water and sewer, and telephone utilities, and for calling to initiate service on the date of possession.

Window Treatments

All window treatments, drapes, curtains, blinds, etc. must be white, near white or beige as viewed from the Unit exterior.

Notes