

AUTUMN HILL ESTATES

Homeowners Association
7641 Harvest Lane
Seven Hills, OH 44131

September, 2019

To: Autumn Hill Owners and Residents

From: Autumn Hill Board of Directors

Attached are updated Rules & Regulations.

Changes have been made to the following rules:

1. Rule # 2.1 (Feeding of Wildlife) replaces Rule # 2 with more specific guidelines and updates verbiage in accordance with the State of Ohio.
2. Rule # 3.2 (Pole Lamps) replaces Rule # 3.1 with more specific guidelines and updates verbiage in accordance with the State of Ohio.
3. Rule # 4.1 (Animals and Pets) replaces Rule # 4 with a change to a requirement that will keep our community clean. Rule # 4.1 updates verbiage in accordance with the State of Ohio.
4. Rule # 11.1 (Awnings) replaces Rule # 11 with more specific guidelines and updates verbiage in accordance with the State of Ohio.

The Rules that have been changed are marked with "Current Rule" and "New Rule" so that everyone is able to easily and quickly see the changes.

These Rules are included in the binder which includes the Declaration, By-Laws and Rules.

Please keep this binder in a safe place as it must be turned over to the new owners if the property is sold.

Board of Trustees:


Cynthia J. Trafis, President


Dennis Blue, First Vice-President


Franklin F. Martin, 2nd Vice-President


Ann Marie Kozak, Treasurer


Pierre Cipolletta, Secretary

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In order to preserve the original theme and architecture within the Autumn Hill Estates Development and to maintain a friendly and cordial environment, the following rules and regulations are being established.

Failure to follow these and subsequent rules and regulations will result in correcting the violation at the homeowner's expense, and/or the levying of an Enforcement Assessment. (previously referred to as a monetary fine).

Rule #	Effective Date	Rule
1	7/21/14	<p><u>EXTERIOR CHANGES</u> All proposed changes to your residence's exterior or to your yard, including landscaping, roofing, doors, garage doors, storm doors, etc., must be submitted in writing to the Board of Trustees for approval prior to installation. A detailed drawing, sketch, or picture of the contemplated changes must be submitted to the Board of Trustees prior to commencing any work. The Board of Trustees will review the proposal and inform the homeowner of its decision within two weeks of receiving a complete request.</p>
2 PRIOR RULE	7/21/09	<p><u>FEEDING OF WILDLIFE</u> The feeding of all wildlife is prohibited, excepting an off the ground feeder for small birds which is allowed in your yard.</p> <p>Persons found in violation of this rule will be assessed a fine of \$50.00 for each occurrence which will be added to your monthly homeowners' association monthly fee.</p> <p>Please help keep our community a clean pleasant and healthy place to live, by not feeding the wildlife.</p>
2.1 NEW RULE	09/01/19	<p><u>FEEDING OF WILDLIFE</u> The feeding of all wildlife is prohibited, excepting an off the ground feeder for small birds which is allowed in your yard.</p> <p>Persons found in violation of this rule shall be sent a warning letter after the first reported occurrence. After each reported occurrence thereafter, the homeowner will be sent a letter requiring them to pay an Enforcement Assessment of \$50.00 which will be added to their homeowners' association monthly assessment.</p> <p>Please help keep our community a clean pleasant and healthy place to live by not feeding the wildlife.</p>

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Rule #	Effective Date	Rule
3 PRIOR RULE	9/16/09	<p><u>POLE LAMPS</u> Pole Lamps must be working every evening for safety and security of all residents. Non complying residents will receive a warning and have a two (2) week period to replace bulbs or repair the lamp. If the pole lamp is not fixed within the two-week warning period, a \$20 fine will be imposed at the beginning of the third (3rd) week and a \$50.00 fine at the beginning of the fourth (4th) week. All fees will be added to your monthly homeowners' association fee.</p> <p>In accordance with the Association's Declaration and By-Laws, if a pole lamp is not fixed by the end of the fourth (4th) week, the Board of Trustees will have the non-working pole lamp fixed and bill the owner. If the homeowner does not repay the cost of fixing the pole lamp, the Board of Trustees will have two choice to seek reimbursement of the repair cost:</p> <ol style="list-style-type: none"> 1) File a lien on the property, which then cannot be sold until the lien is satisfied (Covenants, 6.9 Lien for Assessments, page 10). 2) Go to Small Claims Court for resolution. In either case the homeowner is responsible for all legal and attorney fees. <p>Persons circumventing the spirit of this rule shall also be fined \$50.00 per week.</p>
3.1 PRIOR RULE	8/17/10	<p><u>POLE LAMPS (Supersedes Rule 3 Dated 9/16/09)</u> Pole Lamps <u>must</u> be working every evening for safety and security of all residents. A minimum wattage of 40 watts for incandescent bulbs and 13 watts for fluorescent spiral bulbs is required. Non complying residents will receive a warning and have a two (2) weeks to replace bulbs with minimum wattage or repair the lamp. If the pole lamp is not fixed within the two-week warning period, a second warning will be issued. Four (4) weeks after the initial warning was issued, according to the by-laws, the Association will have the pole lamp put in working order, and bill the homeowner. If the homeowner does not pay, the Association will have two choices:</p> <ol style="list-style-type: none"> 1) The association can file a lien on the property, which then cannot be sold until the lien is satisfied (Covenants, 6.9 Lien for Assessments, page 10). 2) Go to Small Claims Court for resolution. In either case the homeowner is responsible for all legal and attorney fees. <p>Persons circumventing the spirit of this rule shall also be fined \$50.00 per week.</p>

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<p style="text-align: center;">2</p> <p>PRIOR RULE</p>	<p style="text-align: center;">7/21/09</p>	<p><u>FEEDING OF WILDLIFE</u> The feeding of all wildlife is prohibited, excepting an off the ground feeder for small birds which is allowed in your yard.</p> <p>Persons found in violation of this rule will be assessed a fine of \$50.00 for each occurrence which will be added to your monthly homeowners' association monthly fee.</p> <p>Please help keep our community a clean pleasant and healthy place to live, by not feeding the wildlife.</p>
<p style="text-align: center;">2.1</p> <p>PRIOR RULE</p>	<p style="text-align: center;">09/01/19</p>	<p><u>FEEDING OF WILDLIFE</u> The feeding of all wildlife is prohibited, excepting an off the ground feeder for small birds which is allowed in your yard.</p> <p>Persons found in violation of this rule shall be sent a warning letter after the first reported occurrence. After each reported occurrence thereafter, the homeowner will be sent a letter requiring them to pay an Enforcement Assessment of \$50.00 which will be added to their homeowners' association monthly assessment.</p> <p>Please help keep our community a clean pleasant and healthy place to live by not feeding the wildlife.</p>
<p style="text-align: center;">2.2</p> <p>NEW RULE</p>	<p style="text-align: center;">6/23/20</p>	<p><u>FEEDING OF WILDLIFE</u> The feeding of all wildlife is prohibited, with the exception of ONE ground feeder for small birds which is <i>allowed ONLY from November 1st through April 1st.</i></p> <p>Persons found in violation of this rule shall be sent a warning letter after the first reported occurrence. After each reported occurrence thereafter, the homeowner will be sent a letter requiring them to pay an Enforcement Assessment of \$50.00 which will be added to their homeowners' association monthly assessment.</p> <p>Please help keep our community a clean pleasant and healthy place to live by not feeding the wildlife.</p>

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Rule #	Effective Date	Rule
<p style="text-align: center;">3.2</p> <p style="text-align: center;">NEW RULE</p>	<p style="text-align: center;">9/01/19</p>	<p><u>POLE LAMPS</u> (Supersedes Rule # 3, 9/16/09 and #3.1, 8/17/10) Pole Lamps must be working every evening for safety and security of all residents. The lamps must be electrical and use a minimum wattage of 40 watts for incandescent bulbs and 13 watts for fluorescent spiral bulbs. Non complying residents will receive a warning and have two (2) weeks to replace bulbs with minimum wattage or repair the lamp. If the pole lamp is not fixed within the two-week warning period, a second warning will be issued. Four (4) weeks after the initial warning was issued, according to the by-laws, the Association will have the pole lamp put in working order, and bill the homeowner. If the homeowner does not pay within 30 days of the receipt of the bill, the Association will have two choices:</p> <ol style="list-style-type: none"> 1) The association can file a lien on the property, which then cannot be sold until the lien is satisfied. (Covenants, 6.9 Lien for Assessments, page 10) 2) Go to Small Claims Court for resolution. In either case the homeowner is responsible for all legal and attorney fees. <p>Replacement Pole Lamps must be similar in style to the other homes in Autumn Hill Estates. Failure to do so will result in an \$50.00 Enforcement Assessment.</p>
<p style="text-align: center;">4</p> <p style="text-align: center;">PRIOR RULE</p>	<p style="text-align: center;">9/16/09</p>	<p><u>ANIMALS AND PETS</u> Please refer to Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Autumn Hill Estates (By-Laws), pages 15 and 16, section 8.1.8:</p> <ul style="list-style-type: none"> ◆ Pets must be leashed and under proper control/supervision of the owner at all times. Pets are not permitted to freely "roam" the development at any time. ◆ The owner of each individual lot is required to clean their pet's waste on a frequent and regular basis. ◆ The owner of each individual lot is required to ensure that his/her pet does not disturb other residents due to loud or excessive noise (i.e. barking, howling, meowing, etc.). <p>Residents found in violation of these rules and/or the conditions imposed by the By-Laws, pages 15 and 16, section 8.1.8 will be warned in writing by the Board of Trustees and subject to a monetary fine or requested to dispose of the pet if the situation(s) is/are not immediately corrected.</p>

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Rule #	Effective Date	Rule
<p style="text-align: center;">NEW RULE</p> <p style="text-align: center;">4.1</p>	<p style="text-align: center;">9/1/19</p>	<p><u>ANIMALS AND PETS (supersedes Rule 4)</u> Please refer to Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Autumn Hill Estates (By-Laws), pages 15 and 16, section 8.1.8 and City of Seven Hills Ordinances: 505.08/505.09</p> <ul style="list-style-type: none"> ◆ Pets must be leashed and under proper control/supervision of the owner at all times unless confined by a deck or railing. Pets are not permitted to freely “roam” the development at any time. ◆ <i>The owner of each individual lot is required to clean their pet’s waste on their own property at least DAILY. If defecation occurs on another owner’s property, it must be cleaned up immediately.</i> ◆ The owner of each individual lot is required to ensure that his/her pet does not disturb other residents due to loud or excessive noise (i.e. barking, howling, meowing, etc.) <p>Residents found in violation of these rules and/or the conditions imposed by the By-Laws, pages 15 and 16, section 8.1.8 will be warned in writing and subject to a \$50 Enforcement Assessment per reported occurrence.</p>
<p style="text-align: center;">5</p>	<p style="text-align: center;">3/11/11</p>	<p><u>Rules and regulations</u> as required to be published and adhered to concerning the intent of the Autumn Hill Estates Homeowners Association to be housing for older persons, i.e. fifty-five (55 years of age or older).</p>
<p style="text-align: center;">6</p>	<p style="text-align: center;">5/1/14</p>	<p><u>INSTALLATION OF EXTERIOR SAFETY HANDRAILS</u></p> <ul style="list-style-type: none"> A. All handrails must be constructed of metal with the appearance of wrought iron and black in color. B. Prior to installing handrails, the property owner must present a detailed sketch or photograph of the selected handrails and a detailed description of the proposed installation layout and securing method to the AHEHOA Board of Trustees for approval. C. Following the approval of installation by the AHEHOA Board of Trustees, all handrails must be properly maintained by the property owner.

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Rule #	Effective Date	Rule
7	6/17/14	<p><u>EXTERIOR DOORS</u></p> <p>A. Exterior doors can only be white in color, with no windows. A peep hole is allowed.</p> <p>B. Storm doors must also be white in color with clear glass, not frosted.</p> <p>C. Approval by the Board of Directors is required prior to installation of the door.</p> <p>D. Seasonal door decorations are allowed year-round.</p> <p>E. Foil covered doors are acceptable from Thanksgiving week through the end of January of the following year.</p>
8	6/17/14	<p><u>SHUTTERS</u></p> <p>Slatted or solid style shutters are allowed. All shutters must be white. Approval by the Board of Trustees is required prior to installation of shutters.</p> <p>Refer to Rule # 1</p>
9	7/21/14	<p><u>GARAGE DOORS</u></p> <p>To conform to Autumn Hill Building and Replacement Standards.</p> <p>All garage doors are:</p> <ol style="list-style-type: none">1) to be white in color2) without windows3) Four sections high4) With four (4) embossed panels across each section. <p>A picture or brochure describing same, must be submitted to the Board for approval. Refer to Rule #1.</p>
10	7/21/14	<p><u>INSUFFICIENT FUNDS IN REMITTER'S ACCOUNT</u></p> <p>The issuer of an "insufficient funds" check is responsible for all bank charges to the Autumn Hill Bank Account, plus the monthly fee that was/were not paid, resulting from the "bounced check(s)" issued from the homeowner's checking account.</p> <p><u>This situation is to be resolved immediately.</u></p>

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Rule #	Effective Date	Rule
11 PRIOR RULE	9/22/14	<p><u>AWNINGS</u> Retractable awnings are allowed over the patio or deck. It must be solid in color (no stripes) matching the color of the siding on your home. A picture or brochure describing same, must be submitted to the Board for approval. Refer to Rule #1. Approval by the Board of trustees is required prior to installation of retractable awnings. Non-retractable awnings are not allowed.</p>
11.1 NEW RULE	9/01/19	<p><u>AWNINGS</u> Retractable awnings are allowed over the patio or deck. It must match the color of the siding on your home. A picture or brochure describing same, must be submitted to the Board for approval. Refer to Rule #1. Only retractable patio awnings are permitted. Awnings above windows and/or doors are not permitted. Approval by the Board of trustees is required prior to installation of retractable awnings.</p>

AUTUMN HILL ESTATES
Homeowners Association
7641 Harvest Lane
Seven Hills, OH 44131

October 7, 2014

To: Autumn Hill Owners and Residents

From: Autumn Hill Board of Trustees

Attached, are updated Rules & Regulations.

Replace your existing Rules & Regulations with this new set.

1. Paragraph added to beginning of rules.
2. Rule #1 is now "EXTERIOR CHANGES", (which is new).
3. Rule 1, 6, 7, 8, 9, 10, 11 are new rules.

These rule should be filed along with the Covenants, which must be turned over to the new owners, if the property is sold.

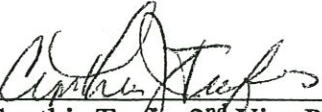
Board of Trustees:



Christopher Conte, President



James Terlop, 1st Vice President



Cynthia Trafis, 2nd Vice President



Robert Miller, Treasurer



Patricia Unger, Secretary

In order to preserve the original theme and architecture within the Autumn Hill Estates Development and to maintain a friendly and cordial environment, the following rules and regulations are being established.

Failure to follow these and subsequent rules and regulations will result in correcting the violation at the homeowner's expense, or the levying of a monetary fine.

Rule #	Effective Date	
1	7/21/14	<p><u>EXTERIOR CHANGES</u></p> <p>All proposed changes to your residence's exterior or to your yard, including landscaping, roofing, doors, garage doors, storm doors etc., must be submitted in writing to the Board of Trustees for approval prior to installation. A detailed drawing, sketch, or picture of the contemplated changes must be submitted to the Board of Trustees prior to commencing any work. The Board of Trustees will review the proposal and inform the homeowner of its decision within two weeks of receiving a complete request.</p>
2	7/21/09	<p><u>FEEDING OF WILDLIFE</u></p> <p>The feeding of all wildlife is prohibited, excepting an off the ground feeder for small birds which is allowed in your yard.</p> <p>Persons found in violation of this rule shall be assessed a fine of \$50.00 for each occurrence which will be added to your monthly homeowners association fee.</p> <p>Please help keep our community a clean, pleasant and healthy place to live, by not feeding the wildlife.</p>
3	9/16/09	<p><u>POLE LAMPS</u></p> <p>Pole Lamps <u>must</u> be working every evening for safety and security of all residents. Non complying residents will receive a warning and have a two (2) week period to replace bulbs or repair the lamp. If the pole lamp is not fixed within the two week warning period, a \$20 fine will be imposed at the beginning of the third (3rd) week and a \$50.00 fine at the beginning of the fourth(4th) week. All fines will be added to your monthly homeowners' association fee.</p> <p>In accordance with the Association's Declaration and By-Laws, if a pole lamp is not fixed by the end of the fourth (4) week, the Board of Trustees will have the nonworking pole lamp fixed and bill the homeowner. If the homeowner does not repay the cost of fixing the pole lamp, the Board of Trustees will have two choices to seek reimbursement of the repair cost:</p> <ol style="list-style-type: none"> 1) File a lien on the property, which then cannot be sold until the lein is satisfied. (Covenants, 6.9 Lien for Assessments, page 10) 2) Go to Small Claims Court for resolution. In either case the homeowner is responsible for all legal and attorney fees. <p>Persons circumventing the spirit of this rule shall also be fined \$50.00 per week.</p>
3.1	8/17/10	<p><u>POLE LAMPS (Supercedes Rule 3 Dated 9/16/09)</u></p> <p>Pole Lamps <u>must</u> be working every evening for safety and security reasons for all residents. <i>A minimum wattage of 40 watts for incandescent bulbs and 13 watts for fluorescent spiral bulbs is required.</i> Non Complying residents will receive a warning and have (2) weeks to replace bulbs <i>with minimun wattage</i></p>

Rule #	Effective Date	
3.1	cont'd	<p>or repair the lamp. If not resolved by the end of the two (2) week period, a second warning will be issued. Four (4) weeks after the initial warning was issued, according to the by-laws, the Association will have the pole lamp put in working order, and bill the homeowner. If the homeowner does not pay, the Association will have two choices:</p> <ol style="list-style-type: none"> 1) The Association can file a lien on the property, which then cannot be sold until the lien is satisfied. (Covenants, 6.9 Lien for Assessments, page 10) 2) Go to Small Claims Court for resolution. In either case the homeowner is responsible for all legal and attorney fees. <p>Persons circumventing the spirit of this rule shall also be fined \$50.00 per week.</p>
4	9/16/09	<p><u>ANIMALS AND PETS</u></p> <p>Please refer to Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Autumn Hill Estates ("By-laws"), pages 15 and 16, section 8.1.8:</p> <ul style="list-style-type: none"> ◆ Pets must be leashed and under proper control/supervision of the owner at all times. Pets are not permitted to freely "roam" the development at any time. ◆ The owner of each individual lot is required to clean their pet's waste on a frequent and regular basis. ◆ The owner of each individual lot is required to ensure that his/her pet does not disturb other residents due to loud or excessive noise (i.e. barking, howling, meowing, etc.) <p>Residents found in violation of these rules and/or the conditions imposed by the By-Laws, pages 15 and 16, section 8.1.8 will be warned in writing by the Board of Trustees and subject to a monetary fine or requested to dispose of the pet if the situation(s) is/are not immediately corrected.</p>
5	3/11/11	<p>Rules and Regulations as required to be published and adhered to concerning the intent of the Autumn Hill Estates Homeowners Association to be housing for older persons. i.e. fifty-five (55) years of age or older.</p> <p>(SEE RULE #5 DETAIL AT END OF "RULES" SECTION)</p>
6	5/1/14	<p><u>INSTALLATION OF EXTERIOR SAFETY HANDRAILS</u></p> <ol style="list-style-type: none"> A. All handrails must be constructed of metal with the appearance of wrought iron and black in color. B. Prior to installing handrails, the property owner must present a detailed sketch or photograph of the selected handrails and a detailed description of the proposed installation layout and securing method to the AHEHOA Board of Trustees for approval. C. Following the approval of installation by the AHEHOA Board of Trustees, all handrails must be properly maintained by the property owner.

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9	7/21/14	<p><u>GARAGE DOORS</u></p> <p>To conform to Autumn Hill Building and Replacement Standards, All garage doors are: (1.) to be white in color, (2.) without windows, (3.) four sections high, (4.)with four embossed panels across each section. A picture or brochure describing same , must be submitted to the Board for approval. Refer to Rule #1</p>
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11	9/22/14	<p><u>AWNINGS</u></p> <p>Retractable awnings are allowed over the patio or deck. It must be solid in color (no stripes) matching the color of the siding on your home. A picture or brochure describing same, must be submitted to the Board for approval. Refer to Rule #1.</p> <p>Approval by the Board of Trustees is required prior to installation of retractable awnings. Non-retractable awnings are <u>not</u> allowed.</p>

AUTUMN HILL ESTATES
Home Owners Association
7641 Harvest Lane
Seven Hills, OH 44131

March 11, 2011

To: Autumn Hill Residents

Enclosed are four (4) documents for your information and filing.

- An expanded interpretation of the 55 and over section, of our by-laws, drawn up by our Attorney, tightening up the rules as allowed by Federal Law. (This should be placed on the front of your rules and regulations).
- Rule #2A which replaces Rule #2, concerning the pole lamps. (This is to be saved with your other Rules and Regulations).
- Rule #3 Referencing Pets. (Placed with your other Rules & Regulations).
- An updated list of services that have been used by our residents and recommended by them. (for your information)

The Covenants, By-Laws and Rules must be passed onto the new owners upon the sale of your residence. If you don't have these documents, it will cost \$50.00 for a replacement set. \$98.00 if you get them from the County Recorder's Office.

Please read these documents and file them with your copy of the Covenants, By-Laws and Rules and Regulations.

Trustees of Autumn Hill Homeowners Association:

Chris Conte, President

Julius Borbely, 1st Vice-President

Jim Terlop, 2nd Vice-President

Bob Miller, Treasurer

Pat Unger, Secretary

**RULES AND REGULATIONS AS REQUIRED TO BE PUBLISHED AND
ADHERED TO CONCERNING THE INTENT OF THE AUTUMN HILL
ESTATES HOMEOWNERS' ASSOCIATION TO BE HOUSING FOR OLDER
PERSONS, I.E. FIFTY-FIVE (55) YEARS OF AGE OR OLDER**

WHEREAS, Autumn Hill Estates Homeowners' Association, Inc. (hereinafter "Autumn Hill") is a development created according to a Declaration of Covenants, Conditions, Restrictions and Reservations of Easements (hereinafter "Declaration") filed in Cuyahoga County, Ohio in Document No. 200307291648, Pages 1 to 48 et seq. on or about July 29, 2003; and

WHEREAS, Autumn Hill is also a nonprofit corporation filed with the Secretary of State of Ohio pursuant to Document No. 200221200284 on or about July 3, 2002; and

WHEREAS, pursuant to ARTICLE VIII of the Declaration, Paragraph 8.1.1., Autumn Hill is a development intended for occupancy by elderly persons as defined fifty-five (55) years of age or older; and

WHEREAS, pursuant to ARTICLE I of the Declaration, Paragraph 1.2., "Association" shall mean the Board of Trustees (hereinafter "Board") acting on behalf of the Association; and

WHEREAS, pursuant to ARTICLE V of the Declaration, Paragraph 5.3.2., the Board may adopt Rules and Regulations for the use and occupation of the Common Area and to enforce the Rules and Regulations and Provisions and Restrictions of the Declaration as against the Owners and Occupants; exercise powers necessary and proper for the governance and operation of the Association pursuant to Paragraph 5.3.18; and

WHEREAS, the Board deems it necessary to enact certain Rules and Regulations to further establish the intent to demonstrate that Autumn Hill has been established for housing for older persons, fifty-five (55) years of age and older.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. No one under the age of fifty-five (55) may purchase a Dwelling Unit in this Association, nor live here, without the approval of the Board. This Association does consider itself as having qualified for the "Housing for Older Persons" exemption under the Fair Housing Act. The Board may withhold approval of any purchase or other transfer if the Board thinks approval of a person under the age of fifty-five (55) will jeopardize the Association's exempt status. No reason need be given for the Board's refusal to transfer.
2. All Owners must, immediately upon becoming Owners, register with the Association Board the following information:

- (a) copy of a driver's license or other official documents showing date of birth; name;
 - (b) Dwelling Unit number or address;
 - (c) Name and age of each person living in the Dwelling Unit with the Owner, and official documentation of that person's age.
3. Each Owner must immediately notify the Association if there is a change in the Occupants of the Dwelling Unit he/she owns. For each new Occupant the information listed in Paragraph 2 must be provided.
 4. No children under eighteen (18) years of age may live in this Association, except for two (2) brief periods of (2) consecutive weeks, each two-week period to be spent in different months within a twelve (12)-month calendar year.
 5. Disabled individuals may, at their own expense, make reasonable modifications to their premises after complying with Paragraph 8.2, Architectural Restrictions, of the Declaration.
 6. At least one (1) person of fifty-five (55) years of age or older must be a permanent Occupant of each Dwelling Unit while any person occupies said Dwelling Unit.
 7. The Rules/Restrictions herein set forth apply only to Dwelling Unit Occupancy. Title to a Dwelling Unit is not subject to any restriction on the basis of age; therefore, sales may be made to anyone under the age of fifty-five (55) years without violation of the Rules/Restrictions as set forth above. The new Owner would, however, have to cause occupancy of the Dwelling Unit to be in compliance with the Declaration, Bylaws, and Rules/Restrictions herein set forth and shall execute an affidavit confirming this before the purchase of said Dwelling Unit shall be approved by the Association.
 8. Notwithstanding Paragraph 6 above and subject to the overriding condition of at least eighty-five percent (85%) be occupied Dwelling Units operated by Autumn Hill and have in permanent residence at least one (1) person over the age of fifty-five (55) years, the following exceptions to the Rules/Restrictions except in Paragraph 6 above may be applicable:
 - a. should a permanent Occupant of age fifty-five (55) years or older die, leaving a spouse who is fifty (50) years of age or older, then, in that event, the sole surviving spouse may occupy the subject Dwelling Unit as long as the presence of said surviving spouse does not reduce the overall occupancy to less than eighty-five percent (85%). This exception of allowing an Occupant who is less than fifty-five (55) years of age shall be forfeited if another resident who is under the age of fifty-five (55) occupies the same Dwelling Unit.
 9. Occupancy by an heir of an Owner who takes recorded title to the Dwelling Unit pursuant to the terms of the deceased Owner's Will and/or through appropriate probate procedures may not reside in the residence unless the residence is occupied by at least one (1) person who is of age fifty-five (55) or older.

THE BOARD MEMBERS HEREBY ENACT THESE RULES AND REGULATIONS AS WRITTEN IN ORDER TO FURTHER ESTABLISH THAT AUTUMN HILL IS A RESIDENTIAL HOMEOWNERS' ASSOCIATION INTENDED FOR OCCUPANCY BY ELDERLY PERSONS AS DEFINED, FIFTY-FIVE (55) YEARS OF AGE OR OLDER.

IN WITNESS WHEREOF, the Members of the Board have approved these Rules and Regulations.

Attest:

By: Chris Taylor Conte
Christopher Conte, President

By: Robert Miller
Robert Miller, Treasurer

By: Julius Borbely
Julius Borbely, First Vice-President

By: [Signature]
James Terlop, Second Vice President

By: Patricia A. Unger
Patricia Unger, Secretary

Dated: March 9, 2011

This instrument prepared by:
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