

## **PARK EDGE RULES, REGULATIONS & RESTRICTIONS**

- Each unit must be occupied by at least one individual who is 62 years of age or older. The unit may additionally be occupied by a spouse who is not 62 and/or 1 child or grandchild of the senior citizen occupant who is a minimum of 18 years old. In the event the individual that is 62 years or older dies, a spouse, regardless of age, may continue to live there. However, if the unit is not occupied by an individual who is a spouse, the occupancy must be terminated within six months subsequent to the death of the person over the age of 62, if the surviving occupant has not yet attained the age of 55.
- No unit shall be used for any purpose other than as a private residence. No business, trade or profession shall be conducted in any unit.
- Nothing can be stored or obstruct any common area without the prior written consent of the Board.
- No bird, reptile or animal of any kind shall be raised, bred or kept in any Unit or anywhere on the property, except that dogs, cats or other household pets are permitted, not to exceed two per unit. No outside dog pens, yards or runs are permitted. Pets cannot be left unattended when outside, are not permitted to roam freely in the common areas and must be on a leash when outside. Pet owners must clean up after their pet.
- Vehicles larger than a panel truck, mobile homes, commercial vehicles or trailers are not permitted to be parked at Park Edge overnight, except those vehicles temporarily on the property for servicing the property or an individual unit, without prior written consent of the Board. All vehicles must park "head in" and only one (1) vehicle per unit is permitted to park at Park Edge.
- All trash/rubbish shall be disposed of properly in dumpsters or sanitary containers for weekly pick-up. Trash shall not be left on any common area.
- No exterior loudspeakers or unshielded floodlights are permitted to be installed in any exterior area of the unit or patio without written permission from the Board.
- Clothes, sheets, blankets or laundry of any kind, or other articles are not permitted to be hung or displayed anywhere on the outside of any unit. Signs, awnings, grills, fences, canopies, shutters, antennae or satellite dishes are not permitted on any common area without prior written permission of the Board. Clothes lines or clothes drying trees are permitted.
- Owners must notify management of their intent to list unit for sale A Re-sale Notification form must be submitted to management when a contract of sale is secured.

- Unit owners are responsible for the maintenance, repair or replacement of all windows, screens & doors that are part of the unit, including the front door.
- Nothing shall be done or kept in any unit that may increase insurance rates or cause the cancellation of insurance, or which is in violation of any law.
- No noxious or offensive activities shall be carried on, in or upon the common elements or in any unit. Nothing shall be done that becomes an annoyance or nuisance to other residents.
- No structural additions or changes in any unit are permitted that will affect the structural integrity of any building.
- Draperies, blinds, curtains or other window coverings must be installed by each unit owner on all windows of his unit and must be maintained in windows at all times.
- Unit owners have the right to lease their units, however, leases must be a minimum of six months. Leases must be for the entire unit and must be in writing. A copy of the lease must be sent to the management company, along with a tenant register form.

This is a brief outline of the restrictions. All rules/restrictions can be found in the Park Edge By-laws.