L A K E S I D E

CONDOMINIUM OWNERS ASSOCIATION

RULES & REGULATIONS

1. AUTHORITY

The following RULES & REGULATIONS have been adopted by the Board of Directors of Lakeside Homeowners Association in accordance with Article IV, Section 9 (b) 7, of the By-Laws of the Association. These Rules & Regulations are intended to 1) assure quiet enjoyment for all residents, 2) minimize problems for the Owners Association, and 3) provide for the architectural integrity of the buildings and grounds. Compliance and cooperation by each owner and resident will prove beneficial for all.

2. ANNUAL ASSESSMENT (DUES)

The Owners Association dues are a legal obligation and are due on the first day of each month. They are considered late if not received by the tenth of each month. Dues not received by the last day of the month are delinquent and legal action may be taken for collection. Costs of collection, including legal fees and court costs, must also be paid by the delinquent.

3. ALTERATIONS

No exterior alterations, modifications, or additions are allowed without the prior written consent of the Board of Directors. A request must be made in writing to the Board for approval. The Board may or may not approve requests. A written reply to requests will be made within thirty days after the next monthly Board meeting after the request is received.

4. MAINTENANCE & REPAIRS

The owner is responsible for all interior maintenance and repairs. The Association is responsible for all exterior maintenance and repairs except for windows and doors, and except for any additions made by the owner to the exterior.