

**Rules & Regulations (“R&R”)
“At A Glance”**

DISHAROON RIDGE CONDOMINIUM ASSOCIATION (“DRCA”)

Please adhere to the following rules for the enjoyment of others as well as yourself while in Disharoon Ridge. Thank you.

- Please limit the number of vehicles on the property, making sure that all are in good working order, as no major repairs may be done on-site.
- Please be careful not to allow unattended flame to exist without your presence, such as fireplaces, candles, etc. No open flame cooking is allowed except in the central common area. No cooking of any type is allowed on outside front or rear decks. Fire extinguishers must be available for use in each unit (every floor).
- Any damage to common area is the responsibility of the party at fault – ultimately to the unit owner who’s guests, tenants or self might have caused.
- Board, pest control, chimney sweeps and other authorized personnel shall have unencumbered entrance to units. Notification, normally prior to, shall be provided to the extent practical.
- Satellite dishes cannot be placed in an obtrusive location.
- No trees or shrubs may be removed or altered without Board/Committee approval.
- No unit shall be maintained in such a manner to which a danger could be posed to others.
- Unit owners are ultimately responsible for the actions of their respective guests, tenants, themselves, their children and pets.
- Personal protection weapons shall not be displayed outside of the units.
- Pets must be on an attended leash, with all solid waste dropped by the pet being collected and placed within a refuge container within the owner’s unit. All normal garbage/trash must be bagged prior to placement in the garbage collection shed in the common area. Fireplace ash and related ignitable items must be placed in the external steel can outside and next to the garbage collection shed.
- Quiet hours: Weekday nights -- 10 PM until 8 AM the following day;

 Saturday/Sunday -- 10 PM Saturday night until 10 AM Sunday morning.
- Failure to comply with said R&R shall subject the violator or responsible unit owner to fines, restrictions and the possibility of vehicle towing.

NOTICE: Any part of the R&R that is deemed unenforceable shall in no way make the whole document unenforceable or any other single rule unenforceable contained herein.

Thank you for your diligent effort to maintain the peace, safety and well-being of our community.

An abbreviated list of the R&R may be prepared as a “quick reference” page, but is simply an excerpt of the complete R&R which contains full and complete representations to which all must adhere.