Greystone Village Condominiums

Patterson Merkle – Management Company

Rules and Regulations

June 2022

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A: PURPOSE OF RULES

. Your Board of Directors has prepared these guidelines for your information and reference. The purpose of the Rules and Regulations of Greystone Village Condominium Association are to ensure the health and safety of our residents. This document is NOT a complete listing since further rules and regulations may be found in the Condominium Association Declaration and By-Laws under which the Greystone Village Condominium operates. References to the Declaration and By-Laws are shown in *italics*.

. Your Board of Directors encourages all owners to read this document carefully and if you want to do something not specifically addressed in these guidelines, call the Community Association for clarification before proceeding.

. The Board of Directors has the power and responsibility to make and enforce the Rules and Regulations.

. Enforcement of these policies and guidelines is the responsibility of all owners and you are encouraged to notify the Community Association when infractions are noted.

. All Residents, owners and renters, are expected to abide by these guidelines so that the community will be harmonious and retain uniform attractiveness.

B: ORGANIZATION

. The residents and our management team would like to welcome you to Greystone Village.

. A condominium is a unique form of property ownership where the Unit Owner has the right to exclusive use of the living space which makes up a condominium unit, and also holds an ownership interest, held in common with all unit owners, in the land, the buildings themselves, the green spaces and the common areas and facilities. In other words, ownership of a condominium unit involves a special type of direct ownership of the living area within the four walls of the unit, together with a group ownership of the structures and the grounds. The Greystone Village Condominium Association is a not-for-profit corporation operating under the provisions of Chapter 5311 of the Ohio Revised Code, whose membership automatically includes the entire group of condominium unit owners. The Association legally exists for the purpose of administering, managing and maintaining the common property of Greystone Village for the benefit and protection of all the unit owners and residents.

. The authority to manage and operate the Condominium Association is vested in the Board of Directors, six individuals who are themselves, unit owners. Those association members who are in good standing and at the membership meeting of each year elect the persons who serve as the Directors on this Board. Board Members are elected to three-year terms of office at the annual general membership meeting. The Board of Directors meets on the third Tuesday of each month at 6:30 or as necessary to review and conduct the affairs of the Association and serve without remuneration. Every homeowner is welcome.

. Assisting the Board of Directors from time to time, are a number of committees such as Grounds (monitor the landscape and make decisions on what to plant or remove), Architecture (monitor

buildings), Social (plan community functions, send cards to the ill etc.), and Pool (see that the pool is open, monitor chemicals, close the pool in the evening, help enforce pool rules). We invite you to join any that might interest you.

. Many of the situations that from time to time could occur in Greystone Village may be caused by people failing or refusing to respect the privacy and the rights of other people. In the condominium style of living is absolutely crucial for all people to use common sense and exhibit consideration so their actions do not impair other resident's rights to the quiet and peaceful occupancy of their homes.

C: EMERGENCY NUMBERS

1. 911 for any life threatening event

Important Numbers:

a) Management: Patterson Merkle & Co. 4900 Reed Road, Ste 230, Columbus, OH 614-235-1187; after hours emergency number 614-221-7985
b) Condo insurance: Rose Bowers, Phone 614-850-9244
c) Fire Non-Emergency 614-221-2345 Police Non-Emergency 614-645-4545
d) Water, City of Columbus 614-645-8270
e) Call before you dig – 1-800-262-2964
f) American Electric Power 1-877-235-2886
g) Poison control 1-800-682-7625
h) Doctors' Hospital 614-544-1000
i) Mount Carmel Hospital (Grove City) 614-234-5000
j) Bulk pick-up 311 – reply to operator behind 4469 Greystone Village Drive
k) Any City of Columbus office 311
l) Any Social Service Agency 211
m) Kidney Foundation 614-351-2800
n) Salvation Army 614-221-4269
o) Volunteers of American 614-224-8650
p) Lutheran Social Services 614-274-4000
q) AmVets 61-443-9400
r) Goodwill Industries 614-294-5181
s) Material Assistance Providers 614-853-9355

D: ANIMALS

1) No livestock or poultry allowed in Greystone Village
2) No animal may be kept in any unit or common area for breeding or commercial use
3) Pet size is limited to 30 pounds and no more than 2 pets per unit

4) All dogs must have current tags and rabies vaccinations
5) Verification of current tags and rabies vaccinations must be provided on request of the board
6) No dog determined vicious by the State of Ohio and/or by a court of law may reside in Greystone Village
7) All pets shall be on leash at all times when outside the unit
8) The pet may not be tied up outside the patio
9) If you walk your pet on the premises, you are responsible for cleaning up after the pet. The Board has the right to levy fines against persons who do not immediately upon pet's defecation clean up the area. Failure to comply with the rule will result in 1- A notification letter and 5 days to correct the problem; 2-Second notice will include a $50 fine with each additional notice doubling the fine until the problem is corrected
10) Owners shall be required to take whatever action is deemed necessary to prevent their pets from annoying others. In particular, continuous animal noises whether in the common areas, within the units, or in patio areas, will not be permitted
11) Visiting dogs – Same rules as above apply as well as the following:
12) Each dog can visit one time in a twelve month period and a visit cannot exceed fourteen consecutive days
13) Unit owners/residents must notify the President, Secretary, or Management within 24 hours of the dog's arrival
14) Dogs visiting less than twenty-four hours are not subject to the notification rule or the weight rule

E: CLUBHOUSE

. The clubhouse and pool will be separate entities. When reserving the clubhouse, you will have the exclusive use of the clubhouse only. Your guests may not use the pool and you may not reserve the pool or go into the pool area. The clubhouse will not be available for rental when the pool is open (Memorial Day through Labor Day)

. The clubhouse may be reserved only by an owner who is in good standing with current fees paid and the owner must be present during the entire event

. When reserving the clubhouse a deposit of $100 will be required and will be returned if the clubhouse is left in satisfactory condition. A $25 fee will be charges for the express purpose to replace, repair, and update furniture, carpets, etc. in the clubhouse. Please write two checks one for the deposit to be returned and one for $25 which will be kept.

. Reservations for the clubhouse should be made at least two weeks in advance and the deposit paid before the date of the reservation

. The owner is responsible for all cleanups. Damages to the clubhouse and any cleanup done by the association will be deducted from the deposit.

. The clubhouse may be used by groups of no more than 50 people per the fire department regulation

. The consumption of alcoholic beverages must be kept within an acceptable limit and is the sole responsibility of the owner reserving the clubhouse. Owners allowing alcohol

consumption at the event being held at the clubhouse must provide an insurance certificate for liability coverage for their guests.

. Parking at the clubhouse is limited and all vehicles must be parked in designated Guest Parking areas. No parking is permitted along the roadway. One parking space is provided behind the clubhouse garage for the convenience of loading and unloading supplies. There will be no blocking of owner's garage.

. Each request for a reservation is subject to approval by the Board. Reservations may be refused for any reason, including delinquency in paying any assessment or other sum owed to the association or prior irresponsible use of the clubhouse during any event for which an owner requesting a reservation has previously rented the Clubhouse. Reservation requests shall be considered on a first come first serve basis except if multiple requests for the same date are pending at any time, preference may be given to an owner who has not reserved the clubhouse during the period of thirty days immediately preceding the requested reservation date

. The clubhouse will be open on a daily basis from 10:00 am until dusk for the convenience and use of the owners unless reserved by an owner, in which case prior notification will be posted on the bulletin board.

. Owners reserving the clubhouse will be responsible for their own supplies, including paper products. All supplies stored in the clubhouse kitchen belong to the association. All trash must be taken to the dumpster

. No decorations are permitted to be attached to the Clubhouse wall or fans, using tape or tacks.

. Microwave may be used for reheating.

F: COMMON AREAS

Common areas are the grassy areas, mulch areas, visitor parking, the streets, the clubhouse, and the pool

The Limited Common Areas are the unit, the patio, the garage, and the two parking spaces directly behind the garage

- **Common Areas Uses**: The common areas (except the limited common areas) shall be used in common by unit owners and occupants and their agents, servants, customers, invitees and licensees, in accordance with the purposes for which they are intended, reasonable suited and capable, as may be required for the purposes of access, ingress to, egress from, use, occupancy and enjoyment of unit owners and occupants. The Board from time to time, may establish reasonable rules and regulations with respect to the facilities part of the common areas, including, without limiting the generality of the foregoing, requirements that such facilities be reserved in advance and deposits made in advance, the imposition of use and clean-up charges, the imposition of charges for use of such facilities by guests, limitations in the number of times per period facilities may be used by a unit owner or occupant, and establishment if rules of conduct with respect to the use of such facilities. (112{b}) **Description**: All of the condominium property, including all of the land and all

improvements thereon ad appurtenances thereto, except those portions labelled or described herein or on the drawings as a part of the unit, are common areas.

The Limited Common Areas are the unit, the patio, the garage, and the two parking spaces directly behind the garage

- **Limited Common Areas Uses**: Those portions of the Common Areas described herein and shown on the drawings as Limited Common Areas shall be used and possessed exclusively by the unit owners and/or occupants of the unit or units served by the same, as specified in this layout
- **Description**: those portions of the common areas that are labelled or designated "limited common areas" on the drawings and exhibit B are attached to that unit. Each such Limited Common Areas is reserved for the exclusive use of the owners and the occupants of the unit to which it is appurtenant.

G. CONDO FEES

> The association shall credit all payments received by a unit owner in the following priority: 1) interest, 2) administrative late fees, 3) collection costs, 4) principal amounts owed to the Association for common assessments, enforcement assessments, penalty assessments or any other charges owed to the association

> At the beginning of each year, the Board of Directors estimates the costs of operations for the year. This is the Annual Operating Assessment. This assessment is payable in advance or in equal monthly installments

> The due date of the assessment is on or before the first day of each month.

> Accounts are considered late after the fifteenth day of the month. A $25 late fee will be assessed at that time.

H. DECORATIVE ITEMS

> Decorative items shall not be hung on any outside wall or placed on the unit's patio fence. Nothing will be allowed on the patio fence.

> Flag holders can be attached to the wood in the door trim of the garage and flown from this area. Ground flag holders can also be placed in the mulched area.

> Sports flags may be displayed on the day of the event

> U S flags and military flags may be displayed at any time

> Seasonal decorations (holidays other than Christmas) are permitted 14 days prior to the holiday and 7 days after

> Christmas decorations are permitted from Thanksgiving to January 15th

> Wreaths will be permitted in the patio and garage areas

> Only Christmas decorations are permitted in the common areas

I. EASEMENTS

No structure, planting or other material shall be placed or permitted to remain within the easements for the installation and maintenance of utilities and drainage facilities which may damage and/or interfere with installation and maintenance of utility lines or which may change the direction of the flow of the drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easement areas. The utility facilities within the easement areas shall be subject to the right of the Association to maintain the same, and its right to delegate that right to a public authority or utility (112{k})

J. GARAGE SALES AND SOLICITATION

Solicitation by commercial enterprises is not authorized within Greystone Village without full permission of the Board. In a like manner and due to restricted parking availability, garage sales and tag sales are specifically prohibited, unless approved in advance by the Board.

K. LAWNS AND FLOWER BEDS need to define "mulched" areas (no longer applies)

> Flowerpots will be allowed with a limit of 8. Nothing will be allowed on the patio fences. If the fences are damaged by the owner, they are responsible for repairing.

> The landscaper will do the shrubbery and tree maintenance

> trees and/or bushes may not be planted in, or removed from, the common area (outside the mulched areas in front of our condos) or in the mulched areas immediately in front of your condo without written consent of the Grounds Committee

> All mulched areas, common ground belongs to the Association and cannot be enlarged by the owner. Flower planting is permitted in the mulched areas only.

> The Grounds Committee and the Board must approve new and existing statuary. The Grounds Committee and the Board must approve all other decorations. Statuaries and ornamentals can be no larger than 42x30 and no more than 4 or the combination per unit? Must be maintained and straightened

>Plants must not exceed the height of the fence (48 inches)

>Plants must not lean against the patio fence

>Hose reels may be left out

>Ornamental stones/rocks will be allowed in the mulched areas.

>One bird feeder is allowed in the mulched areas or trees after a request form is approved by the Grounds Committee. There is a limit of 3 Six foot shepherd hooks in the mulch area

>Landscape lighting is allowed – it must be in the mulched area and kept maintained and straightened

>No vegetables are allowed in the mulched areas – can be on patios only

>Nothing is to be added to the sidewalk leading to the patio area which includes arbors, flowerpots, statuaries, or ornamentals

> During the winter months, please remove all ornamentals and statuaries under 10 pounds, clean the beds of annuals and cut back perennials in the fall. Those leaving the community for the winter months please remove the annuals and cut back the perennials prior to leaving town.

> No plastic or other artificial flowers are permitted in the beds or hanging pots

>Park benches must have written approval from the Board and if approved, must be maintained These need to be placed in the mulched areas so they do not interfere with mowing

Trees and shrubs NOT approved for planting are:

Perennial Hibiscus Buses – Yugo Pines – Crabapple trees or Pear trees planted close to

Patios – Honeysuckle – Rose of Sharon – Lilac bushes – Climbing Rose Bushes

Dead or live bushes cannot be removed without approval of the Board and must be replaced. Removal and replacement is at the owner's expense. A request form must be completed and submitted to the Grounds Committee. If bushes are removed, something must be planted to replace them.

L. MAINTENANCE AND REPAIR RESPONSIBILITY CHECKLIST

Owner/Association Responsibilities

Item	Owner	Association
White Entry Storm Door	X	
Front Door, Garage Door		
Siding, trim, gutters, roofs, drains		X
Sidewalks		X
Streets		X
Patios	X	
Windows	X	
Fences		X
Wiring serving one unit	X	
Wiring serving multiple units		X

Mailboxes belonging to the Post Office		X
Heating and Cooling	X	
Floors (incl concrete slab)	X	
Exterior Light Fixtures		X
Pipes serving one unit	X	
Pipes serving multiple units		**X**

M. PERSONAL CONDUCT

> Respect for your neighbors must be given when entertaining guests or when using audio/visual equipment – no excessive noise after 11 p.m. Thanks for your courtesy.

> Owners are responsible for the actions and damages of their children and all guests. It is the owner's responsibility to make guests aware of all the rules and regulations.

N. PONDS

> No fishing, swimming, sunbathing, ice skating or related activities are permitted in or around the ponds.

O. RECREATION AND PLAYGROUND AREAS

> No swing set or playground equipment may be erected

> No wading pools or swimming pools may be utilized on or in the common areas.

P. RENTING AND LEASING

No unit or part thereof shall be used for any purpose other than a dwelling place for a single family and for purposes necessarily/incidental thereto. Notwithstanding any other provision of this Declaration or By-Laws, each unit shall be occupied by the owner of that unit, and no leasehold interest or general tenancy and others shall be created by the owner of any unit. This provision shall become effective on the day when an amendment containing this provision is filed with the Recorder of Franklin County, Ohio; Provided that such amendment shall not affect the existing term of any lease then in effect nor any unit then under lease at the time of recording. If any unit under lease at the time of recording ceases to be occupied by a tenant for any period in excess of thirty (30) days, then that unit shall lose its status as a rental unit and be subject to the above prohibitions and conditions. The Association shall have the power to promulgate rules and regulations to administer an order in any court of competent jurisdiction, and in the name of the unit owner as the owner's agent for this sole purpose, to evict the tenant residing the offending unit, and shall charge all costs of such eviction and enforcement, including reasonable attorney fees, to the unit owner violating this provision. Any such costs so incurred shall be the subject of a special assessment against the offending unit and made a lien against the offending unit, which lien may be foreclosed on in the same manner as provided by Ohio law and as herein set forth. Further, to the extent that leases are permitted hereunder, no lease may be less than an entire unit. No unit or part thereof shall be rented or used for transient or hotel purposes, which is defined as: (i) rental for any period less than 30 days; (ii) rental under which occupants are

provided customary hotel services such as room service for food and beverages, maid service, the furnishing of laundry and linen, busboy services, and similar services or (iii) rental to roomers or boarders, that is, rental to one or more persons of a portion of a unit only. Any lease agreement shall be in writing, shall provide that the lease shall be subject in all respects to the provisions hereof, and to the rules and regulations promulgated from time to time by the Board, and shall provide that the failure by the tenant to comply with the terms of the Declaration, By-Laws, and Rules and Regulations of the condominium shall be a default under the lease. Prior to the commencement of the em of a lease the unit owner shall notify the Board, in writing, the name or names of the tenant(s) and the time during which the lease term shall be in effect.

If any unit owner or tenant fails to abide by these rules for rental units or the rules of the condominium and the Declaration and By-Laws, the Association may commence an action for eviction in any court of competent jurisdiction, the name of the unit owner and as the owner's agent for this sole purpose and shall charge all costs of such eviction and enforcement, including reasonable attorney fees, to the unit owner violating this provision. Any such costs so incurred shall be the subject of a special assessment against the offending unit and made a lien against the offending unit, which lien may be foreclosed in the same manner as provided by Ohio law as herein set forth. (112{g}}

Greystone Village is a non-rental property with the exception of the two units "grandfathered" when the amendment was passed.

Q. SALE OF CONDOMINIUM

> The right of a unit owner to sell, transfer or otherwise convey that owner's unit is not subject to any right of first refusal or similar restrictions, and any unit owner may transfer that owner's unit free of such limitations. To enable to the Association to maintain accurate records of the names and addresses of unit owners, each unit owner agrees to notify the Association, in writing, within five days after an interest in that unit owner's unit has been transferred to another person. In addition, each unit owner agrees to provide to a purchaser of that owner's unit a copy of the Condominium organizational document and all effective rules and regulations (112{m})

> Any owner who sells his or her condominium is responsible for:

1) Making sure the Association management company is aware of the ownership changes at the time a closing date is scheduled

2) Making certain all condominium dues are current

3) Making certain the new owners receive the Association Declarations, By-Laws, and Community Rules and Regulations

R. SATELLITE DISHES

> Satellite dishes are allowed on the patio or in the mulch area. The satellite dish may not be attached to the building, roof, or fence in any way.

S. SIGNS

> No sign of any kind shall be displayed to the public view on the Condominium property except: (a) on the Common Areas, signs regarding and regulating the use of the Common Area, provided that they are approved by the board; (b) on the interior side of the window of a unit, one professionally prepared sign not in excess of nine square inches, advertising the unit for sale; and (c) on the Common Area and model units – signs advertising the sale of units by the Declarant during the initial sale. (112{h})

> Nothing shall be hung or displayed from inside the windows except for professionally prepared "For Sale" signs or "Security System" decals, which shall be limited in size and number. One "For Sale" sign and one "Security" sign may be displayed outside the condo in the mulched area only.

T. SNOW AND ICE CONTROL

For your safety, the safety of your vehicle and the safety of the snow plow drivers, the following parking modification has been adopted:

- Between November 15 and March 1, the Board is asking that owners park either in their garage or in the visitor parking areas if 2 or more inches of snow is predicted. This is to allow the snow plows to clear the snow from behind your garage
- Snow and ice procedures and policies are published each year in the newsletter

U. STRUCTURAL INTEGRITY

Nothing shall be done in any unit, or in, on or to the Common or Limited Common Areas, which may impair the structural integrity of any improvement and no alterations to or modification of a central radio or television antenna system or cable television system, shall be permitted (112{j})

V. SWIMMING POOL AND AREA

> The pool is for residents and limited guests. Use your own judgement at crowded periods. Residents always have priority over guest. Renters are allowed to access the pool but cannot bring any guests with them

> Owners must be current in the fees/fines to use the pool

> The pool is intended for the use and enjoyment of the residents

> The pool shall be used only during the hours of 9:00 a.m. through 9:00 p.m.

> All persons using the pool will do so at their own risk and are solely responsible. There is no lifeguard on duty

> Residents under the age of 14 may not enter or use the pool unless accompanied by an owner

>Proper swimming attire is required while in the pool. No street clothes or cutoffs allowed in the pool as threads from them may clog the filters

>Any person who is incontinent or not fully potty trained must wear appropriate waterproof clothing when entering or being carried into the pool

> Should you be disturbed after pool hours by trespassers, you are encouraged to contact the police. Trespassers are not only non-owners but also owners who enter the pool after 9:00 p.m.

> The following are not permitted in the pool and/or in the pool area: running, jumping, diving, toys, animals or pets, glass or other breakable items, tossing of coins or toys

> the Board/Pool Committee has the authority to close the pool for any valid reason or weather related issues and to dismiss from the pool any person who violates any of these policies

> You may use the clubhouse restroom, but please try and towel dry as much as possible to prevent water soaking the carpet. Children must be accompanied by an adult. Please keep the restrooms clean.

>Owners will be responsible for their own conduct as well as that of their guests and any damage that occurs

>In the event that lightning occurs, the pool area must be evacuated

> The pool may be closed for community activities; however the pool will not be closed for more than two hours at a time, and will not be closed on a weekend or holiday

W. TRASH COLLECTION

> Homeowners shall place all trash in appropriate receptacles and shall not use such receptacles or other areas on the property for dumping of unwanted furniture, appliances, or other large items

>Place all trash in plastic bags or other secure containers to keep trash areas neat, clean and odor free. Plastic bags are to be tied in order to prevent paper and other items from falling out

> All trash should be taken immediately to the dumpster and not left outside garages

> Help keep these areas free from litter for the health, appearance and enjoyment of the entire community

> For bulk pick-up:

1) Items are to be placed beside the dumpster across from the clubhouse entrance only after management has notified you of a pick-up date

2) The City of Columbus can pick up mattresses, furniture, washing machines, and dishwashers, and carpet (roll carpet into a bundle 4 foot long and 2 foot in diameter and tie with a rope).

3) Items that will not be accepted for pick up are: refrigerated appliance (refrigerators, freezers, dehumidifies, heat pumps, and air conditioners), pianos, or pool tables

4)Excavating and building materials: Residents are responsible for seeing these items are removed from Greystone Village. These items to be removed by your contractor or private hauler.

X. USE OF THE UNITS

Except as otherwise specifically provided in this Declaration, no unit shall be used for any purpose other than that of a residence for individuals living together as a single housekeeping unit, and uses customarily incidental thereto, provided, however, that no unit may be used as a group home, commercial foster home, fraternity or sorority house, or any similar type of lodging, care or treatment facility. Nothwithstanding the foregoing (1) an occupant maintaining a personal or professional library, keeping personal business or professional records or accounts, conducting personal business (provided that such does not involve customers, employees, licensees or invitees coming into the unit), making professional telephone calls or corresponding in or from a unit, is engaging in uses expressly declared customarily incidental to residential use and is not in violation of these restrictions; (2) It shall be permissible for the Declarant to maintain, during the period of its sale or rental of units, but for no longer than a two year period of time from the time of the closing of the first sale of a unit to a bona fide purchaser, one or more units as sales and rental models and offices , and for storage and maintenance purposes, provided that the Declarant may maintain and utilize one or more of the units in property added to the Condominium for such purposes for a two year period of time from the time of the closing of the first sale of a unit in the property so added; and (3) one or more units may be maintained for the use of the Association in fulfilling its responsibilities. (112{a})

Y. VEHICLES / PARKING

> The Board may promulgate rules and regulations restricting or prohibiting the parking of automobiles, inoperable vehicles, trucks, trailers, boats and recreational vehicles on the Common Areas, or parts thereof, and may enforce such regulations or restrictions by levying enforcement charges, having such vehicles towed away, or taking such other actions as it, in its sole discretion, deems appropriate (112{f})

> No boats, trailers, motor homes, recreational vehicles, commercial trucks, campers, travel trailers, or any vehicle with commercial advertising may be parked on any street or driveway overnight within Greystone Village. Commercial moving vans, when conducting contract business and commercial truck when in the area to perform service or repair work are an authorized exception. Recreational vehicles (campers, boats and trailers) are permitted to park in the Common Area or Limited Common Areas outside the garage for a reasonable period of time required for preparing them to be used.

> Because of limited parking areas, parking of homeowner vehicles is limited to the garage and two spaces immediately behind the garage. Guest parking spaces are for the use of visitors only. Vehicles illegally parked in the guest parking spaces will be towed at the owner's expense after receiving a notice that the vehicle must be moved

> Inoperable vehicles (with flat tires, expired tags, etc.) or vehicles which cannot be identified as belonging to the resident, which are parked in any common area or Limited Common Area for more than 48 consecutive hours may be towed off the premises at the vehicle owner's expense. No repair work or oil changes are permitted on vehicles in the Common or Limited Common Areas, except for a short-term emergency work (flat tire, battery change, etc.)

> The speed limit is **15 MPH**

> Hammerton Drive and Greystone Village Drive making the circle around the clubhouse are ONE-WAY

> No vehicles of any kind are to be operated or parked on the grass

or mail via letter to: Patterson Merkle & Co. 4900 Reed Road, Suite 230, Columbus, OH 43220

. The report should include:

a) Name and address of the person(s) committing the violation/complaint
b) A description of the violation/complaint
c) Name and address of person making the report

Upon receipt of the report the property management company will send a letter the person(s) committing the violation/complaint that states:

a) What the violation/complaint is
b) What is expected to remedy the violation/complaint
c) What to do if they feel the violation/complaint is incorrect
d) The required language that states there MAY be an assessment of up to $50 if the violation continues

. Limited Common Area for more than 48 consecutive hours may be towed off the premises at the vehicle owner's expense. No repair work or oil changes are permitted on vehicles in the Common or Limited Common Areas, except for a short-term emergency work. (flat tire, battery change e.g.)

. The speed limit is 15 MPH.

. Hammerton Drive and Greystone Village making the circle around the clubhouse are one way.

. No vehicles of any kind are to be operated or parked on the grass.

Z. Visible Areas

. Nothing may be affixed or placed on the soffit, gutter, or lights.

. No radio or TV antenna shall be installed or extended on the exterior of the units

. Flag holders can be attached to the wood in the door trim of the garage and flag flown from this area.

. No outdoor clothes dryers or clotheslines shall be allowed. Towels and/or clothing are not permitted to be hung over the patio fence.

. Blanket approval is given for electric or battery operated candles and suncatchers in windows.

. No structure of a temporary character, trailer, tent, shack, barn, or other outbuilding shall be maintained upon any Common Areas.

AA. Water Emergencies

. A broken water pipe can affect not only your own unit, but also your neighbors. There are three places to shut off the water:

1) The water shutoff for YOUR unit is usually near your washer and dryer or near the hot water heater. Make sure you know where the shutoff is.
2) The water can be shut off for the entire building INSIDE certain units.
3) A main 6" shutoff valve should be found outside each building and may be painted blue.

. Anyone leaving their unit for long periods of time should shut off the water to that unit.

BB. Enforcement Assessments

The Board shall levy assessments against an individual unit, or units, to reimburse the Association for those costs incurred in connection with that unit or units properly chargeable by the terms hereof to a particular unit (such as, but not limited to, the cost of making repairs the responsibility of a unit owner, and a unit owners enforcement and arbitration charges). Any such assessment shall become due and payable on such date as the Board determines, and gives written notice the unit owner's **subject** thereto.

Upon receipt of the report the property management company will send a letter the person(s) committing the violation/complaint that states:

a) What the violation/complaint is
b) What is expected to remedy the violation/complaint
c) What to do if they feel the violation/complaint is incorrect
d) The required language that states there MAY be an assessment of up to $50 if the violation continues

. Limited Common Area for more than 48 consecutive hours may be towed off the premises at the vehicle owner's expense. No repair work or oil changes are permitted on vehicles in the Common or Limited Common Areas, except for a short-term emergency work. (flat tire, battery change e.g.)

. The speed limit is 15 MPH.

. Hammerton Drive and Greystone Village making the circle around the clubhouse are one way.

. No vehicles of any kind are to be operated or parked on the grass.

CC. VIOLATIONS AND COMPLAINTS

An allegation of a violation of the Rules and Regulations or a complaint should be reported by the complainant, to the property management company, either by

Phone (614) 235-1187

Letter to Patterson Merkle & Co, 4900 Reed Road, Suite 230, Columbus, OH 43220

. The report should include:

d) Name and address of the person(s) committing the violation/complaint
e) A description of the violation/complaint
f) Name and address of person making the report

Upon receipt of the report the property management company will send a letter the person(s) committing the violation/complaint that states:

e) What the violation/complaint is
f) What is expected to remedy the violation/complaint
g) What to do if they feel the violation/complaint is incorrect
h) The required language that states there MAY be an assessment of up to $50 if the violation continues

Resident Information

Name (s) _____

Address _____

Garage Code (if applicable) _____
Phone Number – cell and/or landline – indicate which.

Email _____

Emergency Contact _____
(please indicate if this person has a key to your unit) –
Provide a phone number or email for emergency contact.

Return information to Secretary, Betty Baltes at 614-915-5008.

Purpose: Emergencies, weather, water and personal
If you have left a key to your unit with another resident or wish to leave a key – provide the information below.

_____

Receipt for Rules and Regulations Packet

Sign – Off for Resident Receiving Rules and Regulations

_____

Name/Signature

_____

Address

_____

Date