

THE INDIES RULES AND REGULATIONS

Pet Rules

Board Approval Required

No pet shall be kept or maintained on the Property by an owner, until it has been registered and permitted by the Board of the Condominium in writing. Each pet shall be certified by the Unit Owner to have met all inoculation and registration laws before the Board provides such permit, and the Unit Owner will be deemed to have agreed to keep the pet current with all inoculation and registration requirements. No Unit Owner, may temporarily (for any period of time) maintain, keep or house any non-permitted pet upon any portion of the property without the prior, written consent of the Board of the Condominium

Owner Provides Indemnification

Any Unit Owner who keeps or maintains a pet upon any portion of the Property shall agree to indemnify and hold harmless the Association, the Condominium Board, each Unit Owner and the managing agent from any loss, claims, cost, damage or liability arising by reason of keeping the pet within the condominium and/or from actions and activities of such pet while on Association property. The pet owner's signature below shall constitute such agreement to indemnify.

Owner Held Responsible

Any Unit Owner or Lessee who keeps or maintains a pet(s) upon any portion of the Property shall be deemed to have agreed to be responsible for any disturbance created by the pet, any injury inflicted on any person(s), and any damage such pet(s) cause to common elements or private property.

Nuisance

Association Residents have the right to quiet enjoyment of the Property. As such, no pet shall be permitted to create a nuisance or disturbance or create noise that disturbs or is regularly audible to other residents. Residents with a nuisance complaint should contact the Managing Agent or, if after business hours, a Board Member, who will determine the validity of such complaint and enforce this provision by warning the offending pet owner. If, after five such warnings, the pet owner fails to stop the nuisance activity, the Managing Agent may demand the removal of the offending pet from the Property

Non-compliance Penalty

Condominium residents who bring a pet into their apartment without approval or refuse to remove a pet after receiving notice to do so shall be subject to a fine of \$100.00 per day

Vaccinations/License

Pet Owner shall provide Association with proof that all vaccinations and license are up to date.

NO PETS OVER 20# SHALL BE ALLOWED IN UNITS WETHER RENTED OR OWNED, AND WHEN IN COMMON AREAS THE PETS SHALL BE ON A LEASH. (ONLY ONE PET PER UNIT) PICK UP AFTER YOUR PETS.

SALES / LEASING REGULATIONS

NO OWNER SHALL RENT/LEASE HIS/HER UNIT WITHOUT PRIOR BACKGROUND CHECK BY THE MANAGEMENT COMPANY AND APPROVAL FROM THE HOA BOARD OF DIRECTOR

MANAGEMENT COMPANY SHALL HAVE ACCESS TO ALL UNITS IN CASE OF AN EMERGENCY AND ALL OWNERS SHALL PROVIDE ADDRESS, EMAIL AND TELEPHONE NUMBER TO THE MANAGEMENT COMPANY AND KEEP IT UPDATED. ALSO EMAIL AND TELEPHONE NUMBER OF THEIR TENNANT/S IF RENTED. **ALSO WHEN FAMILY MEMBERS ARE STAYING THE OWNERS MUST PROVIDE THEIR NAMES, RELATIONSHIP, LICENSE AND PHONE NUMBER TO THE MANAGEMENT COMPANY.**

ONLY ONE PARKING SPACE PER UNIT. NO PARKING IN GUEST PARKING, ONLY FOR GUESTS. IF YOU OR YOUR TENANT OWNS MORE THAN ONE CAR, PARK OUTSIDE OF THE PROPERTY OR ASK AN OWNER IF YOU CAN USE THEIRS. UNAUTHORIZED PARKED CARS WILL BE TOWED AT OWNERS EXPENSE.

OWNERS TO PROVIDE THEIR AND THEIRS TENANT/S CAR MAKE, MODEL, COLOR AND LICENSE NUMBER TO THE MANAGEMENT COMPANY.

NO UNIT SHALL BE RENTED FOR LESS THAN ONE MONTH.

SHUT LIGHTS OFF WHEN LEAVING LAUNDRY ROOM.

KEEP GATE SHUT TO POOL AREA WHEN ENTERING OR EXITING.

NO HANGING TOWELS, CLOTHING ETC. IN PLAIN SIGHT OF OTHERS.

I, _____ hereby acknowledge having read the preceding regulations and agree to abide by them at all times.

Name

Date