

ASSOCIATION RULES
(Lydia Estates Homeowners Association, Inc. – Attachment-II to the Homeowner's Handbook)

Original Issue Date:	February 10, 2003
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Latest Reissue Date:	February 15, 2006
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Background: These rules, for the most part, ratify and carry forward to the permanent association those rules that had been in place by virtue of the Interim association (2000-2002). The Declaration of Covenants, Restrictions and Easements for Lydia Estates (Declaration) gives the association the authority to promulgate reasonable rules (Association Rules). These rules, therefore, have the same force and authority as the Covenants and Restrictions contained in the Declaration as amended. This document; the Summary of Declaration's Covenants and Restrictions; and the Homeowner's Handbook, to which they are attached, are issued annually. Please retain these documents, permanently with your copy of the Declaration and other controlling documents for Lydia Estates:

Note: Per the Declaration, any violation of the Declaration or Association Rules (as they are amended from time-to-time) is subject to fines.

The following are general rules:

A-1: Being Knowledgeable of the Association's Rules:

All Owners are accountable for reading & being knowledgeable of and familiar with the contents of the Declaration -- as it relates to the covenants and restrictions -- the agenda and homeowner meeting minutes, association rules and other information notices issued by the association. "Not knowing" does not exclude one from responsibility (i.e., if the homeowner cannot locate his/her copy of the minutes or do not understand the contents; the homeowner has the responsibility to seek out the information or answers).

The homeowners have the responsibility to ensure that other members of their household, invited visitors and guests conform to the rules of Lydia Estates.

A-2: Security:

All owners must participate and cooperate in the registering of their vehicles and the controlled issuance of gate entry devices according to the procedures promulgated by the association from time to time.

The following rules do not reflect any substantial change to those already contained in the Declaration. However, they are restated and augmented here to assist in their understanding:

B-1: Parking Of Vehicles (Section 8.8):

Parking is only allowed in your driveway or garage. This excludes parking wholly or partially in the roadways, on lawns or any other paved or unpaved areas. Given the width of the streets, a parked vehicle may endanger persons and property since a passing vehicle's view would be partially blocked and could not pass without moving into the pathway of on-coming traffic.

B-2: Pets / Animals (Section 8.9):

No pets are permitted except a limited number of dogs and cats (See Declaration). None of the permitted animals may be tied up outside (i.e., kept outside, restrained or domiciled in any manner outside) or contained in exterior facilities such as outside dog runs. During the brief exercise periods for walking pets, the pet must be restrained and kept under the watchful control of the owner at all times.

B-3: Architectural Review Approval For Exterior Changes (Article 7):

Most all changes to the exterior of the home require approval by the Architectural Review Board (ARB). This includes, but is not limited to, changing the color of your home; adding modifications; building or relocating a fence; adding a separate structure; adding or screening in a porch, adding a pool; placement of a large lawn

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object, planting of trees, etc. Failure to adhere to the rules and procedures set forth in Article 7 of the Declaration may result in legal action being taken by another owner or the association.

B-4: Wetlands and Ponds:

The Lake/Stormwater Management Facility areas: exist as components of the surface water or stormwater management system. That is their sole purpose. Recreational uses are not allowed. This prohibition against recreational uses includes, without limitation, the installation of docks and the use of boats of any kind. The Association will have the exclusive jurisdiction to determine reasonable rules and regulations for control of the Lake/Stormwater Management Facility. No fishing, swimming, boating withdrawing of water from the ponds for irrigation or any other purpose, and no dumping in or contamination of ponds.

Edges must be kept free of debris. Fences, shrubbery, etc. may not be placed across the bank of ponds in that the blocking of access to the ponds is prohibited. Any modification (planting, etc.) on the slope of ponds requires Architectural Review approval.

The following rules are, for the most part, those that the interim association implemented prior to January 1, 2003. They are continued herein to ensure their legal status under the Lydia Estates Homeowners Association, Inc.

C-1: Encroachment Upon Utility Easements, Sidewalks And Mail Boxes.

The first 10-11 feet on both sides of the roadways are primarily a utility easement (right-of-way). Other than small plants and bushes, no large trees or plants with expansive root systems may be planted in this area. This is intended to prevent damage to utility lines and save the homeowner the costs of removal should utility work be required. Also, any vegetation should be maintained where it does not infringe or obstruct upon the ability of vehicles or persons to use the full extent of the roadways or sidewalks. Mail boxes cannot be obstructed.

C-2: Playing in the Streets:

For the safety of adults and children alike, as well as to minimize potential property damage, playing in the streets is not allowed. This exclusion includes, but is not limited to ball games, skating, tricycles, scooters or other non-public conveyances. Children, who are in danger of street traffic, must have the supervisory presence of an adult who is responsible for their safety.

C-3: Use of Private Roadways:

Inclusions: The Declaration states that: Only the following types of trucks and off-road motor vehicles are permitted: pick-up trucks; vans, which are not larger than non-commercial, customized vans; and sports utility vehicles. This rule incorporates reasonable exceptions for short-term passage of service/delivery vehicles. Also allowed are properly registered bicycles and motorcycles.

Exclusions: Excluded is any vehicle, including those listed under "inclusions" above, whose noise level exceeds city code or is disturbing to neighbor(s). Also, excluded are all other vehicles not listed as allowed under "inclusions" in the foregoing paragraph, including commercial size vans; buses; and sports or recreational vehicles. Any vehicle whose gross weight exceeds six tons or is not licensed for use on public roads is also excluded.

Traffic Laws: The 25 Miles-Per-Hour speed limit of the roadways must be observed throughout the subdivision. Vehicles may only exit the "Exit" gate and enter the "Entry" gate.

Any one-time exceptions beyond the foregoing will require a high threshold of need entailing an extra-ordinary circumstance and will require pre-approval by the board.

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C-4: Recreation Area:

Recreation Area Hours:

Recreation/Pavilion is closed from dusk to dawn. Neither vehicles nor persons are allowed in the area other than during daylight hours. This is to afford courtesy to the neighbors living adjacent to the facility and to minimize inappropriate behavior. Unidentified vehicles left in the area may be towed at the expense of the owner. A sign is posted on the rear wall under the pavilion with rules concerning use of the recreation area. The use of the term pavilion on the sign is synonymous with recreation area. The language of this or any other sign posted in the recreation area, which may be changed by the board from time to time, is herein incorporated in this rule.

Private & Group Use of Pavilion:

This **private** recreation area is solely for the use of the homeowners residing in Lydia Estates and their invited guests. **Group activities** are allowed only for family picnics/games, association picnics or other events scheduled by the association. The requesting or other adult resident(s) must be present during group activities. **Public use** of the grounds (e.g., by individuals, clubs, and organizations, churches and schools) is disallowed. Public sales are not allowed. Areas, outside of Lydia Estates, are available for public uses. Rest rooms will only be unlocked when an Owner schedules the pavilion and/or recreation area for group use (see below).

Before group use of the pavilion, Owners must first contact the assigned coordinator (agent). If a coordinator is not identified, contact any Board member who will coordinate the request with the appropriate person. This involves signing an agreement for its use and leaving a deposit.

C-5: Preventive Maintenance -- Side Walks, Drive Ways, Curbs & Water Management System:

Grass growing in and between the cracks & crevices of concrete pavement or structures, has a deteriorating effect (cracks and holes will develop). Pipes and drains that are part of the water management system (e.g., lakes), must be kept free of debris, trash and vegetation. Also, curbs should be kept clean to minimize the silt and trash flowing into the Water management System/drains.

Property owners must keep driveways, walkways, street curbs and water management system structures free of vegetation if within the bounds of, or adjacent to their property.

C-6: Solicitors (This Is A Non-Soliciting Community):

This is a private community. Therefore, uninvited visitors are trespassing, whether mobile or walking. This rule is an integral part of our neighborhood Watch Program. Residents must support our communities privacy by bringing this "no soliciting" rule to any solicitor's attention (salespersons, ice cream trucks, etc.) and by not buying or, otherwise, making use of their services. If they persist after being so informed, you *should* notify the personnel at the **non-emergency police number (630-0500) immediately** -- while they are still present in the neighborhood).

C-7: Basketball Backboards:

Basketball backboards are not allowed. The policy of the board is to not approve any backboards except those contained in the recreation area. Doghouses are not allowed. Doghouses in existence as of January 1, 2003 and recorded in the association's records are grandfathered in, but the right to a doghouse expires upon the sale of the home and is not transferable to the new owner(s).

C-8: Gates (Entering & Exiting) & Signs:

Vehicles or conveyances of any kind may not enter the exit gate or exit the entry gate -- this is dangerous and illegal. All vehicles must slow to five miles-per-hour when passing through the gates; and observe all speed and stop signs posted throughout Lydia Estates. The responsible party must pay for any damage to the gates.

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C-9: Security: (Gates, Walls & Fences):

Gates may not be propped open except, when absolutely necessary, to accommodate an extra-wide vehicle. In this case the gate must be immediately closed. Climbing over the gate, walls and fences is not allowed.

C-10: Trash Receptacles:

Trash receptacles placed out for pickup may not block access to mailboxes by postal employees.

Signed & Dated by the Following Board Members (February 2006):

Printed Name	Signature & Date	Printed Name	Signature & Date
Betty J. Brown		Robert J. Lee	
Shantell M. Brown		Cynthia E. Purdy	
Lloyd Carter III		Maude C. Scott	
LaVell K. Greene			

Signed copy on file.