



MEMORANDUM

TO: Carillon Crossing Unit Owners

FROM: CCAO Council

RE: Maintaining Appropriate Decoration of Interior
Common Elements

DATE: May 25, 2005

Please refer to the following sections of the Code of Regulations:

- Page 6, Article III, Section 2C that assigns the Council responsibility for:
“C. Providing for the operation, care, upkeep, maintenance, and surveillance of all the Common Elements and services of the condominium.”
- Page 9, Article III, Section 14:
“Section 14, Committees.
The Council may establish and staff committees to assist the Council as directed. Committee assignments may include the conducting of studies and the planning and execution of functions. Committees may be composed of any individuals deemed qualified by the Council”

- Page 20, Article VII, Section 8:
“Section 8. Rules and Regulations. Rules and Regulations concerning the operation and use of the Common Elements may be promulgated and amended by the Council, provided that such Rules and Regulations are not contrary to or inconsistent with the Unit Property Act, the Declaration or this Code of Regulations. Copies of the Rules and Regulations shall be furnished by the Council to each Owner prior to the time when the same shall become effective.”

Recent unauthorized decorating of interior halls necessitates initiating the attached rule and regulation. This is initiated to insure that the Common Elements are maintained to our current high standards and prevent inappropriate decorations.

A loose leaf notebook will be initiated in the third floor book case of both buildings in which this and any additional rules and regulations will be placed. In addition, a copy of our Code, Declaration and the State Law governing condominiums will be included.

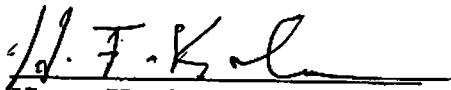
HFK:jmu


Date 5/24/05

Carillon Crossing Rule and Regulation
Decoration of Common Elements

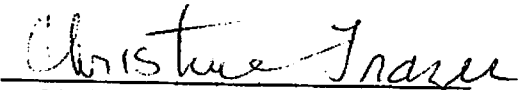
1. Each Building's Decoration Committee will be responsible for the decorating of Common Elements in their respective building.
2. A budget will be provided for each building for decorating. The Decorating Committee will have the discretion to use the budget money as they feel to be appropriate.
3. Any CCAO funds required for decorating above and beyond the budgeted amount must be requested by the Committee from the Council.
4. Gifts or loans such as pictures, furniture, lamps, etc are welcome. However, before placing such in Common Elements, the involved Building's Decorating Committee **must** be contacted by the donor. The Decorating Committee will determine if the item is appropriate. If not appropriate, the item will be rejected.
5. Any items that are in the Common Elements at the time of the issuing of this rule and regulation will be reviewed by the Decorating Committee. Any items deemed not to be appropriate will be removed.

CCAO Council


Harry Kocher, President
& Treasurer


Don Morrison, Vice President


A. Figliola, Vice President


Christine Frazer, Secretary

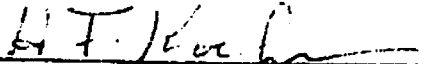
Date: 5/10/06

Carillon Crossing Rule and Regulation
Purchases/Financial Commitments


Following are the procedures to be followed on the subject:

1. The CCAO budget will outline the financial guide for annual expenditures for each expense.
2. The Decorating and Social Committees have the discretion to use their budget money as they feel to be appropriate.
3. Annual, multi-year or evergreen contracts must receive approval from CCAO Council prior to commitment. Execution shall be by any two officers of CCAO.
4. All spot contracts and purchases having a value of \$1,000 or greater must receive approval from CCAO Council prior to commitment. Contracts shall be executed by any two officers of CCAO.
5. Except for purchases as shown in above step 2, spot contracts and purchases having a value under \$1,000m must receive approval from two officers of CCAO prior to commitment. Contracts shall be executed by any two officers of CCAO.

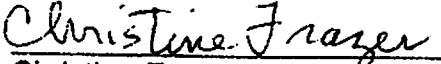
CCAO Council


Harry Kocher, President


Ann Figliola, Vice President


Don Morrison, Vice President


Eric Olsen, Treasurer


Christine Frazer, Secretary


Date: 6/22/05

Carillon Crossing Rule and Regulation
Interest/Late Payment Penalty

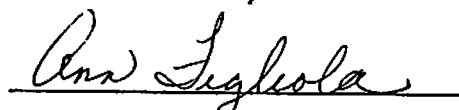
Interest. In the event of a default by any Owner in paying any Common Expenses or other sum assessed against him which continues for a period in excess of thirty (30) days from date of invoice of any Common Expense, such Owner shall be obligated to pay interest of 18% per annum from the due date thereof; unless such interest is waived by the Council.

Late Payment Penalty. In the event of a default by any Owner in paying any Common Expenses or other sum assessed against him by due date thereof, such Owner shall be obligated to pay a late fee of \$25.

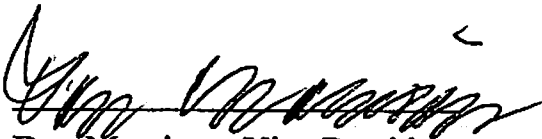
CCAO Council



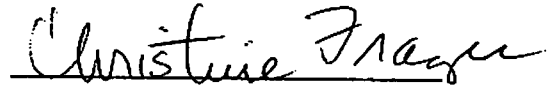
Harry Kocher, President



Ann Figliola, Vice President



Don Morrison, Vice President



Christine Frazer, Secretary

March 6, 2009

To : Carillon Crossing Owners and Residents

From : CCAO Council

PARKING AT CARILLON CROSSING

Our Code of Regulations, Article VII, Section 10, Parking Spaces states :

“ Parking shall be governed per the Rules and Regulations adopted by the Council. The cost of maintenance and repair of all parking areas shall be a common expense.”

Attached is your copy of the Parking Rules and Regulations adopted by the current Council. Also attached is a list of current parking assignments.

A copy of the Parking Rules and Regulations will be placed in the note book in the third floor lounge book case in each building. Included in it are copies of :

- Carillon Crossing Code of Regulations
- Carillon Crossing Declaration
- State of Delaware, Chapter 22. Unit Properties
- Contract with Emory Hill
- Carillon Crossing Rules For :

Decoration of Common Elements

Interest/Late Payment Penalty

Purchase/Financial Commitment

Parking

You are encouraged to become familiar with these documents and pose any questions or comments to Council members.

March 6, 2009

CARILLON CROSSING PARKING RULES AND REGULATIONS

PARKING PROCEDURES

- There are two types of Parking spots :

“ Open “ (not covered) – 46 spots including 10 designated for visitors and three for handicap

“ Covered “ (deemed appurtenant to a unit and so recorded on unit deed) – 22 total

- Parking shall be governed by Council and Council shall assign preferred open parking spots (near buildings).
- Each resident having an automobile on site is entitled to either a covered spot or a preferred open spot.
- An owner may allow use of a covered spot by another resident. However, the covered spot will be considered as the assigned spot for the user's unit.
- If a preferred open spot is vacated (e.g., resident no longer has a car or resident has moved), Council can reassign it.
- Requests of residents will be considered, when Council assigns spots.
- Handicap parking spaces are limited to visitors with displayed handicap placards or license plates. The use of these spots by handicapped owners as secondary owner spots is prohibited. However, short term parking by handicapped owners for loading/unloading is permissible. The essence of this condominium rule was originally established by Senior Life Choice and Carillon Crossing's Council during the early days of our history.
- All unassigned open spots are available to additional cars of residents and visitors.

CCAO COUNCIL

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VICE-PRESIDENT

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SECRETARY

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