

## DEEANN LAKEFRONT ESTATES

### RULES APPLICABLE to the COMMON AREAS

The following rules have been adopted by the Board of Directors of DeeAnn Lakefront Estates pursuant to Article III, Section 8 of the Declaration of Covenants and Restrictions for DeeAnn Lakefront Estates and Article IV, Section 1 of the By-Laws of the DeeAnn Lakefront Estates Homeowners Association, Inc. to establish generally accepted practices that enable the use and enjoyment of the common areas on a safe and fair basis for the owners, their families, households, guests and lessees. These rules, and any subsequently adopted rules, are enforceable under the provisions of Article III Sections 8 and 9 of the Declaration of Covenants and Restrictions for DeeAnn Lakefront Estates.

#### SECURITY

Owners, their families, households, guests and lessees shall comply with all policies and procedures established by the Rules Committee and as adopted by the Board of Directors for the security of DeeAnn Lakefront Estates, its occupants and property.

No one shall compromise the security of DeeAnn by making known the code for access through the security gates by non-residents, with the exception of authorized persons designated by the Board. All non-residents shall enter the closed gates of DeeAnn through the directory system located outside of the gate.

#### RESPECT FOR RIGHTS OF OTHERS

Pets in the common areas must be under the control of the owner or other adult. The proper disposal of all animal feces must be performed immediately.

There shall be no litter, including cigarette butts, left in the common areas. No smoking is permitted in the clubhouse.

Towels, clothing, laundry, and the like shall not be hung from the outside railings or the exterior of the buildings.

Holiday decorations and/or lighting are permitted during a specific holiday period. Appropriate and aesthetic door decorations may be displayed during any season while in good condition.

#### USE OF THE COMMON AREAS:

All common areas are available at all times, except as posted for the swimming pool, to DeeAnn owners, their families, households, guests and lessees.

With the exception of the DeeAnn Lakefront Estates Association, DeeAnn owners or lessees must advise the DeeAnn Board President or designated board member, in advance, no less than ten days prior, of a planned event using any DeeAnn facility. Information requested is at the discretion of the Board, but the owner and/or lessee shall identify and provide adequate and active supervision for and during the planned event. At the discretion of the Board, the owner/lessee may be required to provide security at the expense of the owner/lessee. All posted rules at the pool must be observed without exception.

Scheduling for the common areas shall be subject to prior reservations and DeeAnn Board and Association calendars.

The owner and/or his lessee are required to assume full responsibility for the behavior and safety of his guest(s), and may be assessed for any damages. All common areas shall be cleaned and organized before leaving. All equipment must be properly used and stored.

#### PROCEDURE FOR FILING A COMPLAINT AND/OR SUGGESTION:

Any complaint and/or suggestion must be in writing and placed in the clubhouse mailbox for Board consideration.

RULES APPLICABLE TO THE DEEANN LAKEFRONT ESTATES COMMON AREAS ARE EFFECTIVE AS OF MARCH 19, 1999.