

RULES AND REGULATIONS

The Board of Trustees of Tower Lakes Owners' Association has determined under Section 6.25 of the Second Amendment and Restatement of the Declaration of Covenants and Restrictions for Tower Lakes Subdivision (the "Declaration") that Section 6.9 regarding "Sign" restrictions requires the adoption of rules and regulations to construe, clarify and apply the terms, conditions and provisions of the Declaration and Section 6.9. These rules and regulations will further protect the interests of the owners of the common property within each Condominium Association and all real property subject to the Declaration.

Therefore to better define the acceptable design, purpose and use of various signage to be used at Tower Lakes, the following rules and regulations are hereby adopted:

1. No signs shall be posted at Tower Lakes except for the following approved categories:
 - a. FOR SALE SIGN BY A LICENSED REALTOR: Typically less than six square feet in size with information to facilitate the sale of a building unit. It may have a container attached to hold "Take Home" details and pricing.
 - b. FOR SALE SIGN BY OWNER: Must be less than six square feet in size with or without a container for detailed information. Except for the title "For Sale By Owner", the information on the sign shall be limited to the owner's name and telephone number. No illustrations/pictures are permitted.
 - c. SECURITY SYSTEM SIGNS AND WINDOW DECALS.
 - d. DIRECTIONAL AND TRAFFIC SIGNS: Typically supplied by the City.
 - e. COMMUNITY PROPERTY SIGNS: Typically used to inform or control uses.
 - f. TRADESMAN'S SIGNS: Typically a temporary sign placed on a lawn to identify the company and the service provided. They must be removed within ten (10) days of the job completion.
 - g. DECLARANT (WALT HUNSINGER) SIGNS: Notwithstanding the foregoing, the Declarants, their successors and/or assigns, shall have the right to erect and maintain "For Sale" signs on any unsold or unoccupied lot or in connection with any unsold or unoccupied dwelling unit, and to use unsold dwelling units as models, for promotional purposes and/or offices in connection with the construction, sale, maintenance and/or repair of dwelling units.

2. No sign shall abase, debase or belittle any individual, condominium or the Association as a whole.

3. No sign shall be placed upon the Common Area or Facilities of any Unit Owners Association or Condominium Association in violation of its restrictive covenants or without the prior consent of the Unit Owners Association and other owners of the Common Areas within the Condominium Association.

4. The Board of Trustees shall have the responsibility and authority to manage the sign program and have final authority to judge the compliance of any sign.

5. Upon knowledge of a non-compliance issue, the Association Board President (or Appointee) shall orally request compliance. If the issue is not resolved within seven (7) days, the President shall notify the responsible party by registered mail, with copies to the other owners in the same building, stating if the non-compliance is not corrected within thirty (30) days, the Board will take corrective action.

6. Requests for a variance to the above rules and regulations may be submitted to the Board of Trustees for consideration.

7. Nothing herein shall prevent a Condominium Association from enforcing compliance with its own covenants and restrictions.

The above Rules and Regulations are hereby approved by the undersigned members of the Tower Lakes Condominium Association Board of Trustees on this date, May 4, 2010.

William L. Leffel

William L. Leffel

Edward L. Barr

Edward L. Barr

Bruce D. Brodbeck

Bruce D. Brodbeck

Linda L. Montgomery

Linda L. Montgomery

Anthony L. Bussa

Anthony L. Bussa

Robert M. Lamb Jr.

Robert M. Lamb Jr.

Kenneth C. Majoy

Kenneth C. Majoy