

RULES AND REGULATIONS FOR ISLAND GROVE
RESIDENTS ASSOCIATION, INC.

1. Collection Expenses pursuant to 5.03 and 5.04

All expenses, including reasonable attorney's fees, incurred by the Association in any collection and/or court action brought by the Association against the lot owner for collection of common expense or for non-compliance with the Master Declaration and/or Rules of Island Grove Residents Association, Inc., will be the sole responsibility of the non complying lot owner and will be added to said lot owner's common expenses owed.

2. Late charges for unpaid annual assessment.

A late charge of \$10 per month for unpaid dues shall be due and payable beginning each year after the date of the annual meeting of the Association and these late charges shall be assessed directly to a delinquent lot owner and added to said lot owner's common expenses owed.

3. A lot owner who proceeds with construction or other work on their lot is responsible to either: a) repair any damage to the roads and/or common areas caused by such construction/work; or, b) pay to the Association an amount sufficient to pay for any damage to the roads and/or common areas caused by such construction/work. If the Association repairs the damage at its expense then monies paid by the Association will be reimbursed by the individual lot owner as a common expense assessed to that owner pursuant to 5.03 and 5.04.

4. A lot owner who now or in the future has a driveway that causes dirt/sand/stone/water or other spillage or problem onto or

concerning the roadways and/or common areas will be responsible for the damage and cleanup costs/expenses, to include but not limited to, the costs/expenses to repair or clean the roads, common areas or storm drains. Any cost/expenses incurred by the Association shall be assessed to the lot owner as a common expense pursuant to 5.03 and 5.04.

5. Propane gas tanks

Propane gas tanks shall be installed at the rear of a lot and screening shall be erected around the tank so that it does not become a visual nuisance to a neighboring lot or to the community. All placement and screening plans must be submitted and approved by the Association's Approval Committee.

6. Large truck/construction equipment, vehicle parking.

- a) In reference to Section 2.20A and E of the Master Declaration, the requirements relating to no business activities or commercial vehicles shall include, but is not limited to, that no large trucks, vans, construction equipment, buses or other large vehicles will be allowed to be parked or stored on a lot, common area or roadway in the subdivision.
- b) No vehicles of any type are allowed to be parked on the common land of the Association at any time.