

RULES AND REGULATIONS
BRIDGEVIEW AT HAYDEN FERRY LAKESIDE, A CONDOMINIUM

These Rules and Regulations apply to and are binding upon all persons owning, occupying, or otherwise using a Unit or the Common Elements within Bridgeview at Hayden Ferry Lakeside, A Condominium ("Bridgeview"). These Rules and Regulations apply in addition to the restrictions on use of the Units and Common Elements set forth in the Declaration of Condominium for Bridgeview at Hayden Ferry Lakeside, A Condominium ("Condominium Declaration") and the restrictions on use of the Areas of Joint Committee Responsibility set forth in the Declaration of Covenants and Easements for Hayden Ferry Lakeside East ("Joint Committee Declaration").

References to "Bridgeview" in these Rules and Regulations shall be deemed to refer to the Units and those portions of the Common Elements contained within the Bridgeview condominium building. Those portions of the Common Elements located outside of the condominium building and for which the Hayden Ferry Lakeside East Joint Committee, Inc. has responsibility are referred to as the "Area of Joint Committee Responsibility."

Unit owners ("Owners") are responsible for and shall be held accountable for the conduct of their families, guests, invitees, employees, lessees, and other persons occupying their Unit or over whom they exercise control and supervision while such persons are using any portion of Hayden Ferry Lakeside East, including the recreational amenities. All such persons are required to abide by these Rules and Regulations. Permitted users of the Bridgeview and Hayden Ferry Lakeside East facilities, other than Owners, are referred to in these Rules and Regulations as ("Occupants").

The boards of directors of the Bridgeview at Hayden Ferry Lakeside Condominium Association, Inc. ("Association") and the Hayden Ferry Lakeside East Joint Committee, Inc. ("Joint Committee"), respectively, without the consent of the Owners, reserve the right to modify, amend, or supplement the Rules and Regulations as deemed necessary or appropriate in the exercise of its reasonable discretion. Any such modification, amendment, or supplement to the Rules and Regulations shall be binding upon all Owners and other Occupants or users of Bridgeview.

The Association's board of directors ("Association Board") is responsible for administering and enforcing the Rules and Regulations as pertain to the use of Units within Bridgeview and portions of the Common Elements which are contained within the Bridgeview condominium building, including the use of decks, patios, porches, balconies, and courtyards. The Joint Committee's board of directors ("Joint Committee Board") is responsible for administering and enforcing the Rules and Regulations as pertain to the use of those portions of Hayden Ferry Lakeside East which are located outside of the condominium buildings.

1. Association and Joint Committee Personnel. The Association's and the Joint Committee's managers and their employees, and other employees and agents of the Association and the Joint Committee, act at the direction of and under the supervision of the Association Board and the Joint Committee Board, respectively. Owners and Occupants shall not direct, supervise, interfere with or, in any manner attempt to assert any control over, Association and Joint Committee personnel.

Complaints regarding any services or the condition of any portion of Bridgeview for which the Association Board is responsible (generally, the Units and other portions of the condominium building) shall be made in writing to the Association Board. Complaints regarding any services or the condition of any other portion of Hayden Ferry Lakeside East shall be made in writing to the Joint Committee Board.

2. Use of Bridgeview. The walkways, hallways, and entrance areas within or serving Bridgeview may not be obstructed or encumbered or used for any purpose other than ingress and egress. Use of other portions of the Common Elements within Bridgeview is subject to further regulation by the Association Board. No portion of the Common Elements within Bridgeview (other than designated storage areas) may be used for the storage of personal property. Personal property must be stored within the Units or within storage areas. No planting or gardening shall be done or maintained upon any portion of the Common Elements, except in areas designated as gardening or planting areas or rooms, and subject to reasonable regulation by the Association Board or the Joint Committee Board, as applicable.

Any deck, patio, porch, courtyard, or balcony (collectively, "balcony") serving a Unit shall be used only for the purposes intended, shall be kept in a neat and orderly condition (as the Association Board may determine), and shall not be used for hanging garments, towels, or other objects, or for cleaning rugs or other household items. A reasonable number of potted plants may be kept on exterior balconies serving a particular Unit. The Association Board may limit specifically the size and/or number of potted plants or other things that may be placed or kept on a balcony based upon the structural capacity of the balcony.

Smoking is prohibited in all portions of the Common Elements, except for on a balcony assigned to a Unit as a Limited Common Element.

Proper attire is required on the Common Elements within Hayden Ferry Lakeside East and all persons shall dress in a fashion befitting the surroundings and atmosphere of Hayden Ferry Lakeside East while using the Common Elements. Shoes and shirts shall be worn at all times on the Common Elements, except in the locker room and pool areas.

3. Access Cards/Codes. Access cards or access codes may be required in order to access all or any part of Bridgeview and access may be restricted to Owners and Occupants presenting a valid access card or inputting a valid access code. The Association Board regulates access to the condominium building. Access to the underground parking facilities serving Bridgeview is subject to regulation by the Joint Committee. The Association and/or the Joint Committee may charge a reasonable fee for the issuance of additional access cards or replacement cards for lost or stolen access cards.

4. Animals and Pets. As set forth in the Condominium Declaration, no animals, livestock, or poultry of any kind other than usual and common household pets shall be raised, bred, or kept on any part of Bridgeview, except that a reasonable number of usual and common household pets, as determined in the Association Board's discretion, may be kept in any Unit. Two dogs, two cats, or any combination of dogs and cats not to exceed a total of two animals, shall be considered a reasonable number unless the Association Board determines otherwise. Animals may not be kept, bred, or maintained for any commercial purpose and any animal which endangers the health or safety of, or unreasonably disturbs Owners or Occupants or otherwise creates a nuisance (e.g., noise, smell, intimidation, etc.) is prohibited.

No pet shall be kept or left on any balcony or tied to any structure outside a Unit when the pet owner or other responsible person is not present. Litter boxes are not permitted on any balcony or any other portion of the Common Elements.

All pets must be held or kept leashed and under the control of a responsible party at all times that they are on the Common Elements and other portions of the Area of Joint Committee Responsibility. Pet owners shall be held strictly responsible for immediately collecting and properly disposing of waste and litter of their pets. Any pet owner failing to clean up after their pet is subject to fine by the Association as permitted under the Condominium Declaration. In addition, if a pet owner fails to clean up after his or her pet, the Association may perform such service and bill the pet owner, or the Owner of the Unit within which the pet owner resides or where the pet was visiting, accordingly.

The Association or the Joint Committee may designate specific portions of the Common Elements where people may walk their pets on leashes.

If an Owner or Occupant fails to abide by any restrictions or rules applicable to pets, the Owner or Occupant's pet may be barred from use or travel upon the Common Elements. The Association Board may charge pet fees for those pets which use the Common Elements, which may be a general fee for all similar types of pets or a specific fee imposed on an Owner or Occupant for the failure to abide by pet restrictions or rules. In addition, the Association Board may, upon seven days prior written notice, require the removal from Bridgeview of any pet which endangers the health or safety of any person or which creates a nuisance or an unreasonable disturbance, as the Association Board may determine in its sole discretion. The Association and the Joint Committee may establish additional rules and regulations concerning the keeping of pets within Bridgeview and the Area of Joint Committee Responsibility.

5. Concierge Services. The Association may make concierge or other personal services available to Unit Owners and Occupants. The Association reserves the right to determine the types of services offered, to regulate the manner in which such services are offered, to establish the hours during which particular services are offered, and to establish the fees associated with particular services. Fees for coverage services may be assessed against all Owners as part of the General Assessment under the Condominium Declaration and/or Owners may be charged based upon their use of services offered. Owners or Occupants failing to abide by the regulations concerning such personal services, including the failure to pay fees, may be denied services.

6. Damage to Property. Owners shall reimburse the Association, the Joint Committee, or third parties, as applicable, for any damage to Common Elements, Limited Common Elements, or other portions of the Area of Joint Committee Responsibility, or to the property of any third party, caused by such Owner or the Occupant of the Owner's Unit.

7. Electrical Devices. No electrical device creating electrical overloading of standard circuits shall be used within any Unit or the Common Elements. Any abuse of appliances or fixtures within a Unit or use thereof in a manner which adversely affects other Units or the Common Elements as determined by the Association Board is prohibited. Total electrical usage in any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

The Hayden Ferry Lakeside Master Association, Inc., the Joint Committee, the Association, Declarant, and their respective current and former partners, members, directors, officers, agents, employees, affiliates, and committee members, shall not in any way be considered insurers or guarantors of the proper operation or use of any wireless Internet communications network ("WiFi System") in Bridgeview, nor shall any of such Persons be held liable for any loss or damage relating to the use or operation of WiFi Systems in Bridgeview.

8. Flammable and Toxic Substances. Carrying, storing, keeping, or using flammable, combustible, explosive, or other harmful fluids, chemicals, or substances, or any toxic or hazardous waste or substance is prohibited within Hayden Ferry Lakeside East (including in parking areas and storage areas), except as necessary and appropriate for permitted uses of a Unit; provided, the Association may use such substances in connection with the maintenance and operation of Bridgeview or adjacent properties.

9. Barbecues. No cooking or barbecues shall be permitted on any porch or balcony, other than on designated and approved grills. Smokers are prohibited.

10. Garbage and Trash. Each Unit shall be kept in a good state of preservation and cleanliness. No storage of trash will be permitted in or outside any Unit in such manner as to permit the spread of fire, odors, seepage, or encouragement of vermin. Garbage or trash shall be disposed of properly and promptly and placed in containers, trash chutes, or dumpsters provided by and located in areas designated by the Association. The placement or storage of trash in hallways or other portions of the Common Elements other than designated trash containers, chutes, or dumpsters is strictly prohibited. The Association may subscribe to a trash service for the use and benefit of the Association and all Owners, or the Joint Committee may do so for all of Hayden Ferry Lakeside East, and the Association and the Joint Committee may adopt and promulgate Rules and Regulations regarding garbage, trash, trash containers, and collection.

11. Controlled Substances. Controlled substances (as defined by state and federal laws), other than those prescribed by a physician for medical reasons, are not permitted on or within any portion of Hayden Ferry Lakeside East.

12. Governmental Requirements. Each Owner and all Occupants shall at all times comply with all statutes, ordinances, rules, regulations, and requirements of all applicable governmental authorities having jurisdiction over Hayden Ferry Lakeside East.

13. Keys. Upon request, each Owner shall provide the Association Board with a key to their Unit. No Owner shall alter any lock or install a new lock on any door leading into a Unit without the Association Board's prior consent. If such consent is given, the Owner shall provide the Association Board or the Association's manager with a key for the Association's use. In the event the Association Board is not provided with a key to the Unit, the Owner shall pay the cost incurred by the Association to gain entry into the Unit. Except in the event of an emergency, the Association shall not enter a Unit without the Owner's prior consent.

14. Noise and Nuisance. No noxious, offensive, unsightly, dangerous, or unsafe activity or condition may be carried on in any Unit, nor shall anything be done which may be or become an annoyance or nuisance to the other Owners or Occupants. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements,

and recommendations of the local fire department authorities and public authorities having jurisdiction over Hayden Ferry Lakeside East. No Owner, Occupant, or guest shall make or permit any disturbing noises or activity or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other Owners. No Owner, Occupant, or guest shall play upon or cause to be played upon any musical instrument or otherwise operate or permit to be operated any radio, stereo, phonograph, television, loudspeaker, or other sound amplification device in such Owners' Unit or within any portion of Bridgeview if the same shall disturb or annoy any other Owners or Occupants of Bridgeview.

During the hours of 10:30 P.M. and 7:30 A.M. of the following day, no music or other sounds produced by musical instruments, radios, stereos, phonographs, televisions, loudspeakers and other sound amplification devices shall be allowed on or within any of the Common Elements or Limited Common Elements or be allowed to be generated or produced from any Units to the extent such sounds can be heard outside of such Unit during such hours.

15. Construction/Repair. No construction repair work or other installation work involving noise shall be conducted in or upon any Unit except on weekdays and Saturdays (but not including legal holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an emergency; provided, the foregoing shall not be applicable to actions undertaken by Declarant, the Association, or the Joint Committee.

16. Vehicle Maintenance. The repair and/or maintenance of any car, truck, boat, or similar vehicle on any portion of Hayden Ferry Lakeside East is strictly prohibited except in emergency situations.

17. Obstructions. No walkways, sidewalks, entrances, or roadways within Hayden Ferry Lakeside East shall be obstructed or encumbered or used for any purposes other than ingress or egress nor shall such areas be used for the storage of any personal property. Any personal property of an Owner, Occupant, or guest must be stored within (inside) a Unit or a storage space assigned to the Unit as a Limited Common Element.

18. Parking. Automobiles and other vehicles may be parked only within areas designated for vehicle parking. Certain parking areas may be designated for parking particular types of vehicles. Parking spaces may not be used for storing other things.

Vehicles other than passenger automobiles may not be parked or otherwise stored on the Common Elements except in an area or areas, if any, specifically designated by the Association Board or the Joint Committee Board for parking or storing such vehicles. Without limiting the generality of the foregoing, such prohibitions shall apply to the following vehicles: disabled vehicles, vehicles over 18 feet in length or 7 feet in width, or having more than 4 wheels, mobile homes, motor homes, campers, trailers of any kind, boats, boat trailers, recreational vehicles, pick-up trucks with camper tops or other raised enclosures, and vehicles primarily used for commercial purposes. Notwithstanding the above, trucks and commercial vehicles shall be allowed temporarily on the Common Elements during normal business hours for the purpose of serving any Unit or the Common Elements.

All "No Parking" and handicap restrictions shall be observed. Subject to such restrictions, and subject to the Association's ability to assign parking spaces as Limited Common Elements under the Declaration, parking within designated parking areas within Bridgeview shall be on a "first come, first

served" basis. Posted speed limits throughout Hayden Ferry Lakeside East shall be observed. Vehicles left unattended on any portion of Hayden Ferry Lakeside East other than designated parking areas for more than 24 hours are subject to being towed at the expense of the owner thereof.

19. Private Parties. Certain portions of the Common Elements and the Area of Joint Committee Responsibility may be available for short term, exclusive rental for Owners. An Owner desiring to give or host a private party on the Common Elements within Bridgeview shall file a written request to do so with the Association Board and, if required, shall pay such fees and post a security deposit in such amounts as the Association Board may require. An Owner desiring to give or host a private party on the Area of Joint Committee Responsibility shall file a written request to do so with the Joint Committee Board and, if required, shall pay such fees and post a security deposit in such amounts as the Joint Committee Board may require. Noise and time restrictions, and clean-up requirements, may be imposed.

20. Signs and Notices. No signs of any character shall be erected, posted, or displayed upon, in, or from any Unit or the Common Elements without the Association Board's prior written approval.

21. Smoking Policies. The Association Board shall have the right, at any time and from time to time, to adopt, amend, modify, and alter a smoking policy, which may limit, restrict, or prohibit smoking in or upon any portion of the Common Elements within Bridgeview. The Joint Committee Board shall have the right, at any time and from time to time, to adopt, amend, modify, and alter a smoking policy, which may limit, restrict, or prohibit smoking in or upon any portion of the Area of Joint Committee Responsibility.

22. Unightly Material. The Common Elements should be kept free and clear of refuse, debris, garbage, trash, and other unsightly materials. Nothing shall be altered in, constructed in, or removed from the Common Elements by an Owner or Occupant, or any guest of an Owner or Occupant. No offensive or unsightly appearance shall be maintained or permitted to exist on any portion of a Unit or the Limited Common Elements visible from the exterior of the Unit.

23. Unit Maintenance. Units shall be kept in a good state of condition, repair, and cleanliness. No dirt or any other substance may be swept or thrown from a Unit. Each Unit's stove screen and dryer filter shall be used and kept clean and in good order and repair. Water closets and other water apparatus within a Unit or otherwise located within the Unit shall not be used for any purpose other than those for which they were constructed.

No drapes, bars, blinds, shades, screens, or other items affecting the exterior appearance of a Unit or any Limited Common Elements reserved for the use of such Unit shall be constructed or installed in any Unit or Limited Common Elements without the Association Board's prior written consent as required under Paragraph 15 of the Condominium Declaration or as installed by Declarant as part of the initial construction of the Unit.

24. Holiday Decorations. Holiday decorations which are visible from outside of a Unit and which are of the kinds normally displayed in residential condominium communities, as determined by the Association Board, are permitted from November 1 to January 31 and otherwise one week before to one week after nationally recognized holidays. In any event, however, lighting and other decorations may not be hung or otherwise attached to balcony railings, windows, or Common Element hallway walls.

25. Patio, Porch, Courtyard, or Balcony Modification. Modification to a patio, courtyard, porch, or balcony, including but not limited to, installing fans, string or party lights, and misters, are not allowed.

26. No Solicitation. Soliciting of any kind within Bridgeview is prohibited without the Association Board's prior written consent. The term "solicit" shall include any door-to-door (i) selling, demonstrating, or otherwise marketing of consumer products or services; (ii) requesting of monetary donations; (iii) dissemination of informational materials, or (iv) the posting of informational materials of any type.

27. Casual Use of the Clubhouse and Other Portions of the Common Elements. Persons using clubhouse facilities and other portions of the Common Elements for any purpose are responsible for cleaning up the facilities or Common Elements and restoring them to a clean, neat and tidy condition.

28. Conflict. In the event of any conflict between these Rules and any rules promulgated by the Joint Committee, the Joint Committee rules shall take precedence.

RULES AND REGULATIONS HAYDEN FERRY LAKESIDE EAST

These Rules and Regulations apply to and are binding upon all persons using the common areas or "Area of Joint Committee Responsibility" within Hayden Ferry Lakeside East. These Rules and Regulations apply in addition to the restrictions on use of the Area of Joint Committee Responsibility set forth in the Declaration of Covenants and Easements for Hayden Ferry Lakeside East ("East Declaration").

Condominium unit owners ("Owners") are responsible for and shall be held accountable for the conduct of their families, guests, invitees, employees, lessees, and other persons occupying their Unit or over whom they exercise control and supervision while such persons are using any portion of Hayden Ferry Lakeside East, including the recreational amenities. All such persons are required to abide by these Rules and Regulations. Permitted users of the Hayden Ferry Lakeside East facilities, other than Owners, are referred to in these Rules and Regulations as ("Occupants").

The Hayden Ferry Lakeside East Joint Committee, Inc. ("Joint Committee"), without the consent of the Owners or the Condominium Associations, reserve the right to modify, amend, or supplement the Rules and Regulations as deemed necessary or appropriate in the exercise of its reasonable discretion. Any such modification, amendment, or supplement to the Rules and Regulations shall be binding upon all Owners and other Occupants or users of Area of Joint Committee Responsibility. The Joint Committee's board of directors ("Joint Committee Board") is responsible for administering and enforcing the Rules and Regulations as pertain to the use of those portions of Hayden Ferry Lakeside East which are located outside of the condominium buildings.

1. Joint Committee Personnel. The Joint Committee's managers and their employees, and other employees and agents of the Joint Committee, act at the direction of and under the supervision of the Joint Committee Board. Owners and Occupants shall not direct, supervise, interfere with or, in any manner attempt to assert any control over, Joint Committee personnel.

Complaints regarding any services or the condition of any other portion of Hayden Ferry Lakeside East shall be made in writing to the Joint Committee Board.

2. Use of Area of Joint Committee Responsibility. Proper attire is required on property within Hayden Ferry Lakeside East, and all persons shall dress in a fashion befitting the surroundings and atmosphere of Hayden Ferry Lakeside East while using the Area of Joint Committee Responsibility. Shoes and shirts shall be worn at all times on the Area of Joint Committee Responsibility, except in locker rooms and pool areas.

3. Access Cards/Codes. Access cards or access codes may be required in order to access all or any part of Hayden Ferry Lakeside East and access may be restricted to Owners and Occupants presenting a valid access card or inputting a valid access code. Access to the underground parking facilities serving Hayden Ferry Lakeside East is subject to regulation by the Joint Committee. The Joint Committee may charge a reasonable fee for the issuance of additional access cards or replacement cards for lost or stolen access cards.

4. Animals and Pets. All pets must be held or kept leashed and under the control of a responsible party at all times that they are on the Area of Joint Committee Responsibility. Pet owners shall be held strictly responsible for immediately collecting and properly disposing of waste and litter of their pets. Any pet owner failing to clean up after their pet is subject to fine by the Joint Committee as permitted under the East Declaration. In addition, if a pet owner fails to clean up after his or her pet, the Joint Committee may perform such service and bill the pet owner, or the Owner of the Unit within which the pet owner resides or where the pet was visiting, accordingly.

The Joint Committee may designate specific portions of the Area of Joint Committee Responsibility where people may walk their pets on leashes.

If an Owner or Occupant fails to abide by any restrictions or rules applicable to pets, the Owner or Occupant's pet may be barred from use or travel upon the Area of Joint Committee Responsibility.

5. Damage to Property. Owners shall reimburse the Joint Committee, or third parties, as applicable, for any damage to any portion of the Area of Joint Committee Responsibility, or to the property of any third party, caused by such Owner or the Occupant of the Owner's condominium unit.

6. Controlled Substances. Controlled substances (as defined by state and federal laws), other than those prescribed by a physician for medical reasons, are not permitted on or within any portion of Hayden Ferry Lakeside East.

7. Governmental Requirements. Each Owner and all Occupants shall at all times comply with all statutes, ordinances, rules, regulations, and requirements of all applicable governmental authorities having jurisdiction over Hayden Ferry Lakeside East.

8. Obstructions. No walkways, sidewalks, entrances, or roadways within Hayden Ferry Lakeside East shall be obstructed or encumbered or used for any purposes other than ingress or egress nor shall such areas be used for the storage of any personal property.

9. Parking. Automobiles and other vehicles may be parked only within areas designated for vehicle parking. Certain parking areas may be designated for parking particular types of vehicles. Parking spaces may not be used for storing other things.

Vehicles other than passenger automobiles may not be parked or otherwise stored on the Area of Joint Committee Responsibility in an area or areas, if any, specifically designated by the Joint Committee Board for parking or storing such vehicles. Without limiting the generality of the foregoing, such prohibitions shall apply to the following vehicles: disabled vehicles, vehicles over 18 feet in length or 7 feet in width, or having more than 4 wheels, mobile homes, motor homes, campers, trailers of any kind, boats, boat trailers, recreational vehicles, pick-up trucks with camper tops or other raised enclosures, and vehicles primarily used for commercial purposes. Notwithstanding the above, trucks and commercial vehicles shall be allowed temporarily on the Area of Joint Committee Responsibility during normal business hours for the purpose of serving any unit or condominium common elements.

All "No Parking" and handicap restrictions shall be observed. Subject to the Condominium Associations' ability to assign parking spaces as limited common elements to particular condominium units

under the condominium documents, parking within designated parking areas within Hayden Ferry Lakeside East shall be on a "first come, first served" basis. Posted speed limits throughout Hayden Ferry Lakeside East shall be observed. Vehicles left unattended on any portion of Hayden Ferry Lakeside East other than designated parking areas for more than 24 hours are subject to being towed at the expense of the owner thereof.

10. Private Parties. Certain portions of the Area of Joint Committee Responsibility may be available for short term, exclusive rental for Owners. An Owner desiring to give or host a private party on the Area of Joint Committee Responsibility shall file a written request to do so with the Joint Committee Board and, if required, shall pay such fees and post a security deposit in such amounts as the Joint Committee Board may require. Noise and time restrictions, and clean-up requirements, may be imposed.

11. Smoking Policies. The Joint Committee Board shall have the right, at any time and from time to time, to adopt, amend, modify, and alter a smoking policy, which may limit, restrict, or prohibit smoking in or upon any portion of the Area of Joint Committee Responsibility.

12. No Solicitation. Soliciting of any kind within Hayden Ferry Lakeside East is prohibited without the Joint Committee's prior written consent. The term "solicit" shall include any door-to-door (i) selling, demonstrating, or otherwise marketing of consumer products or services; (ii) requesting of monetary donations; (iii) dissemination of informational materials, or (iv) the posting of informational materials of any type.

13. Casual Use of the Clubhouse and Other Portions of the Area of Joint Committee Responsibility. Persons using clubhouse facilities and other portions of the Area of Joint Committee Responsibility for any purpose are responsible for cleaning up the facilities or Area of Joint Committee Responsibility and restoring them to a clean, neat and tidy condition.

14. Use of Pool and Spa. **USE OF THE POOL FACILITIES AND SWIMMING IS AT THE SOLE RISK OF EACH OWNER AND ALL OCCUPANTS AND GUESTS.** Each Owner and all Occupants, as well as any other Persons utilizing any of the recreational facilities within Hayden Ferry Lakeside East (including all guests), shall abide by the following rules:

a. Children. Children under 12 years of age are permitted to use the pool facilities only if accompanied and supervised by a person who is at least 19 years of age. Persons under the age of 15 are not permitted to use the spa.

b. Cleanliness. All persons using the pool and spa area are urged to cooperate in keeping the area clean by properly disposing of towels, cans, trash, etc.

c. Diving. No diving shall be allowed in the pool or the spa.

d. Flotation Devices. Flotation devices are permitted in the pool for non-swimming children up to the age of five years. Any non-swimming children must be accompanied in the water by a person who is at least 19 years old. Pool toys such as water guns, rings, air mattresses, etc., may be permitted in the pool in the Joint Committee Board's discretion. Tire inner tubes are not permitted.

e. Food and Beverages. Glass objects, drinking glasses, sharp objects, food, and tobacco products are not permitted in the pool and spa area.

f. Health Precautions. Persons with apparent or known infectious conditions, whether the same be a skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any other type of communicable disease, shall not utilize any of the pool facilities.

g. Music. Radios and other sound emitting devices may only be used at low volume or with earphones. The Joint Committee Board reserves the right to prohibit radios and other music devices on or within the pool facilities.

h. Pool and Spa Hours. Swimming is permitted only during open hours of the pool. Pool and spa hours and days shall be established by the Joint Committee Board, posted at the pool, and are subject to change from time to time.

i. Running and Dangerous Games. Running and noisy or hazardous activity will not be permitted in the pool area. Pushing, dunking, and dangerous games are not permitted. The throwing of balls, frisbees, wet clothes, or other things, is not permitted at any time in the pool area.

j. Swimming Attire. All swimmers and spa users must wear appropriate swimming attire. Cutoffs, dungarees, thongs, and Bermuda shorts are not considered appropriate swimwear.

k. Young Children. Children who are not potty trained are required to wear plastic pants under their swimsuits (or similar wear) when entering the pool. All children must be properly dressed in swimming attire at all times. Children in diapers are not allowed in the pool.

Hayden Ferry Lakeside Joint Committee Parking Rules

All parking at the Hayden Ferry Lakeside Edgewater and Bridgeview condominiums shall be governed by the following:

1. Each Unit has been assigned parking space(s) in the garage. Owners and residents shall park only in their assigned reserved parking spaces.
2. All spaces within the garage have been or will be assigned to specific units. Owners, residents and their guests may not park in any unassigned spaces.
3. If any owner does not have enough assigned spaces to accommodate his/her residents and/or guests, such residents and/or guests may park in the Hayden Ferry Lakeside "commercial" garage, at their own expense.
4. Access cards shall not be used to allow unauthorized or unregistered vehicles into the parking garage.
5. The vehicle information for all vehicles parked in the garage must be provided to the Building Manager (year, make and model of vehicle and license plate information). All Resident vehicles will be issued a parking sticker to be placed in the left bottom corner of the front windshield.
6. When parking in an assigned space, the vehicle must be within the limits of the parking lines designating the space and cannot block access to another space or drive aisle at any time.
7. A Resident shall not use, nor shall he permit his family, guests or invitees to use parking spaces of other Residents (unless previously arranged and Building Manager informed).
8. Residents' cars shall not be parked in Parking Spaces designated for guests.
9. The Joint Committee Board and the Joint Committee Manager shall have the right to take appropriate means to see that any wrongful parking is not repeated, i.e. booting vehicles, fees (see attached letter stating the procedure).
10. The Joint Committee Board and the Joint Committee Manager shall have the right to tow or otherwise remove any vehicle, at the expense of the owner, parked in a fire lane, behind another vehicle, blocking any of garage entry ways or left in a position which could be a hazard.
11. Vehicles other than passenger automobiles may not be parked or otherwise stored in the garage. Without limiting the generality of the foregoing, such prohibitions shall apply to the following vehicles: disabled vehicles, vehicles over 18 feet in length or 7 feet in width or 6' 8" in height (except handicap van vehicles), or having more than 4 wheels, mobile homes, motor homes, campers, trailers of any kind, boats, boat trailers, recreational vehicles, pick-up trucks with camper tops or other raised enclosures, and vehicles primarily used for commercial purposes.
12. No vehicles shall be left standing in a parking space in a non-operative condition nor shall there be any repairs done to vehicles in a parking space.
13. Visitor spaces located at Bridgeview are for the guests of Bridgeview ONLY on a first-come, first-serve basis. Guests may park in these spaces for no more than 24 hours at a time.
14. No personal property may be stored in a garage parking space other than an operating vehicle. Bicycles and Segways must be stored in the area set aside for bicycle storage or in your assigned storage room.
15. Any vehicles left unattended on any portion of Hayden Ferry Lakeside East other than designated parking areas for more than 24 hours are subject to being towed at the expense of the owner.

These rules are intended to supplement the restrictions and conditions contained within the recorded documents. These rules are subject to modification by the Joint Committee.

Hayden Ferry Lakeside East Joint Committee Supplemental Pool Rules and Regulations

Use of the pool facilities and swimming is at the sole risk of each owner and all occupants and guests. Each owner and all occupants, as well as any other persons utilizing any of the recreations facilities with Hayden Ferry Lakeside East (including all guests), shall abide by the following rules:

1. Owner/resident/occupant(s) are responsible for the actions of the guests and must accompany their guests at all times while in the pool/spa area.
2. Children under 12 years of age are permitted to use the pool facilities only if accompanied and supervised by a person who is at least 19 years of age. Persons under the age of 15 are not permitted to use the spa.
3. All persons using the pool and spa area are urged to cooperate in keeping the area clean by properly disposing of towels, cans, trash, etc.
4. NO diving shall be allowed in the pool or the spa.
5. Floatation devices are permitted in the pool for non-swimming children up to the age of five years. Any non-swimming children must be accompanied in the water by a person who is at least 19 years of age. Pool toys such as water guns, rings, air mattresses, etc., may be permitted in the pool at the Joint Committee Board's discretion. Tire inner tubes are not permitted.
6. Glass objects, drinking glasses, sharp objects, and tobacco products are not permitted in the pool and spa area.
7. Persons with apparent or known infectious conditions, whether the same be a skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any other type of communicable disease, shall not utilize any of the pool facilities.
8. Radios and other sound emitting devices may only be used at low volume or with earphones. The Joint Committee Board reserves the right to prohibit radios and other music devices on or within the pool facilities.
9. Swimming is permitted only during open hours of the pool. Pool and spa hours and days shall be established by the Joint Committee Board, posted at the pool, and are subject to change from time to time.
10. Running and noisy or hazardous activity will not be permitted in the pool area. Pushing, dunking, and dangerous games are not permitted. The throwing of balls, frisbees, wet clothes, or other things is not permitted at any time in the pool or spa area.
11. All swimmers and spa users must wear appropriate swimming attire. Cutoffs, dungarees, thongs, and Bermuda shorts are not considered appropriate swimwear.
12. Children who are not potty trained are required to wear plastic pants under their swimsuits (or similar wear) when entering the pool. All children must be properly dressed in swimming attire at all times. Children in diapers are not allowed in the pool.
13. Following are the rules for gatherings in the pool and spa area. Any owner/resident/occupant(s) not current on HOA dues, may not reserve the pool/spa area until such time as delinquent dues are brought current. There are three classifications of gatherings:
 - a. **Impromptu gathering** – shall mean a gathering of 6 people plus the owner/resident/occupant(s). All guests must be signed-in at the front desk of the appropriate condominium.

- b. **Planned but not exclusive gathering** – shall mean a gathering of no more than 15 people including owner/resident/occupant(s). When scheduling a gathering with the front desk of the appropriate condominium, a refundable security deposit (\$1,000) and non-refundable cleaning fee (\$150) must be paid to the Joint Committee (fees are subject to change from time to time).
- c. **Planned, exclusive gathering** – each owner/resident/occupant shall be allowed one exclusive gathering per year in the pool/spa area of no more than 35 people including owner/resident/occupant(s). These gatherings shall be scheduled on a first come, first serve basis. Gatherings shall not last more than 4 hours and are subject to cancellation should any of the rules and regulations be violated. When scheduling a gathering with the front desk of the appropriate condominium, a refundable security deposit (\$1,000) and non-refundable cleaning fee (\$150) must be paid to the Joint Committee (fees are subject to change from time to time).

All planned gatherings must be scheduled forty-eight hours in advance with the front desk (either Bridgeview or Edgewater) and end by 10:00 p.m. The following black-out days apply to all gatherings: ASU home football games, all major holidays (i.e. New Years Day, Martin Luther King Day, President's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day). Except as provided in section 'c', there shall be no monopolization of the pool/spa area by any owner/resident/occupant.

14. Reasonable fines for first time violations will be levied in accordance with the following schedule:

- | | |
|---|------------|
| a. Hazardous Activities (Risk of harm to person or property) | \$1,000.00 |
| b. Use Restrictions | 500.00 |
| c. An violation of the Bylaws, CC&R's or Rules & Regulations | 500.00 |
| d. Underage drinking | 5,000.00 |
| e. The cost of restoring the property to its original condition may be added to any violation fine. | |

Fines will be in addition to an assessment levied to reimburse the Association for expenses and costs. Fines for continual or repeated violations may be doubled at the discretion of the Board. Four (4) or more violations assessed to a single unit in any six month period may result in an additional fine of \$500.00 at the discretion of the Board of Directors.

These rules are intended to supplement the restrictions and conditions contained within the recorded documents. These rules are subject to modification by the Joint Committee.

HAYDEN FERRY LAKESIDE EAST JOINT COMMITTEE

January 26, 2009

RE: Routine Violation Policy

Dear Hayden Ferry Lakeside Residents,

The Hayden Ferry Joint Committee Board of Directors approved the enclosed Routine Violation Policy at the last board meeting on January 12 2009. Please note that this policy does not take place of the Serious Violations Policies for Bridgeview and Edgewater as were approved for the individual associations. The policy does however; work in conjunction with and separately from those policies, regarding all areas controlled by the Joint Committee.

With notice of this new policy, I would like to make note that we have had several parties over the past weekends where the music and noise levels were outside of the allowable levels and times as described in the Hayden Ferry Joint Committee CC&Rs, Section 10.7.10. The section states that no owner or resident shall create a nuisance in Hayden Ferry Lakeside that is determined to be objectionable in the sole discretion of the Board of Directors or Design Review Committee. The nuisance as described in the CC&Rs may be due to sound, odor or of a visual or physical nature that may cause disturbance to anyone living in Hayden Ferry Lakeside. No music or other sound that is audible from outside the unit may be played from 10:30 PM to 7:30 AM.

If you do not live in the unit and have a renter or other person staying in the unit please be sure to provide them with this information. It is the owner's responsibility to assure the tenants and guests comply with all rules of the Hayden Ferry Lakeside Community. If you experience a nuisance that falls within the aforementioned policy, please contact the front desk so we can follow up. Inform guests of the guest parking locations and requirement to check in at the desk. Please point out trash receptacle locations to guests so they are aware and may dispose of trash items and maintain the garage and common areas in a clean condition. Hayden Ferry Joint Committee will follow the enclosed policy closely to provide the desired lifestyle of the occupants of Hayden Ferry.

Please contact Corey Nelson if you have any questions about this or any other policies of the Hayden Ferry Joint Committee.

Respectfully,

Corey Nelson
General Manager
Hayden Ferry Lakeside

**RESOLUTION
OF
Hayden Ferry Lakeside East Joint Committee
ROUTINE VIOLATION POLICY**

Routine violations of the Bylaws, Declaration of CC&R's, and Rules and Regulations of the Association will be cumulative for each calendar year. The following procedures apply.

1. First notice and warning letter by certified mail giving 5 days to comply or a fine will be imposed, unless the Owner gives reason acceptable to management for additional time to comply. Additional amounts for consequential damages may be imposed as a specific assessment at any time.
2. At the expiration of 5 days or such additional time as allowed, a second letter by certified mail imposing a fine in the amount of \$250.00 and giving notice to the owner that they have a right to a hearing before the Board in Executive Session and must contact the manager for a date and time. Upon final decision of the Board, the owner has a right of appeal before the Covenants Committee.
3. For each additional 15 days, third and subsequent letters by certified mail and imposing additional fines in the amount of \$500.00 for each continuing violation and totaling fines assessed as of the date of the letter.
4. Upon Board approval the Association may seek relief for violations, fines and specific assessments through the Association attorney and the judicial system. All court costs and attorney fees will be sought against the Owner.
5. This policy is not meant to override or take the place of The Sanction for Serious Violations enforceable by the Bridgeview or Edgewater Association's policies.

The Board will direct Management on the imposing, assessing and waiving of fines and specific assessments, and the referral of a matter to the attorney. For this purpose, Board action may be at any time, with or without duly called meeting. Board action shall be ratified at a duly called meeting.

Adopted by the Board of Directors this 12th day of January, 2009.



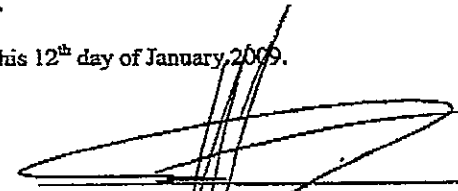
Jim Adair



Randy Levin



Tracy Gardner



Kevin Plush



Bob Normile



Margaret Vick