

Rules and Regulations
President's Way Townhomes Association

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APPENDIX A

AMENDED RULES AND
REGULATIONS

FOR

PRESIDENTS WAY
TOWNHOME ASSOCIATION

APPENDIX "A"

Presidents Way

Amended rules and Regulations

GENERAL RULES

1. All guests must be accompanied by a resident/owner unless the guest is familiar with the rules and regulations of the Association.
2. Residents/owners are personally responsible and liable for any damage to the buildings, furniture, or equipment caused by any resident/owner of his/her guests.
3. Residents/owners are to leave all areas and facilities used in an orderly condition.
4. Residents/owners may use barbecue grills, per city ordinance.
5. Personal property shall not be left unattended in any common areas other than the garage spaces or individual patio areas.
6. For the safety of all residents/owners, please limit driving speeds through the complex.

OUTSIDE PARKING

1. Parking is prohibited in front of driveway entrances.
2. No vehicle shall be parked on the street or parking area within Presidents Way unless a guest of an owner, and in no event may a vehicle be left parked for more than 24 hours.

PETS

1. Residents/owners shall be permitted to have no more than one (1) dog and one (1) cat or two (2) cats or two (2) dogs per unit.
2. Those residents/owners with pets shall be responsible for caring for their pets in such a way as to keep them from becoming a nuisance to other residents/owners.
3. Pets shall be leashed at all times when they are outside their owner's unit.
4. Pet Owners shall be responsible for cleaning up after their pets whenever the pets are outside their owner's unit. Failure to promptly clean up after a pet will subject the pet's owner to an assessment from the association for the cost of such clean up.

MAINTENANCE

Items paid by the Association. For the purpose of maintaining the character, quality, uniform high standards of appearance of the property, The Association shall; (1) provide for exterior maintenance upon the dwelling in each unit that is subject to assessment as follows: Paint, replace roofs, gutters, downspouts, mailboxes, garage doors (except hardware) exterior siding and other building surfaces, and (2) provide for lawn, shrub and tree maintenance for landscaping planted by the Declarant or subsequently added by the Association, on all units except for watering and; (3) provide for snow removal from driveways, walkways and parking areas for all Units.

Items paid by an Owner. Except for exterior maintenance provided by the Association, all maintenance of the dwelling and units shall be the sole responsibility and expense of the owner. Owner expense items might include maintenance, repair or replacement of patio fences, patios (including the concrete slab), entry doors, door hardware, air conditioning equipment, air exchange equipment, glass and window frames, skylights, fireplace stacks, flues and chimneys, landscaping not planted by the association, all items within the dwelling and any other items not required to be provided by the Association for his/her respective unit or dwelling.

EXHIBIT A

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
OF
PRESIDENTS WAY TOWNHOMES ASSOCIATION

Legal description of Properties subject to Declaration:

Lots 1-12, Block 1, Presidents Way Townhomes, Rice County, Minnesota

Lots 1-5, Block 2, Presidents Way Townhomes, rice County, Minnesota

Schedule of Units and Percentage of Undivided Interest in Common Elements.

<u>Unit</u>	<u>Percentage of Interest</u>
Lot 1, Block 1, Presidents Way Townhomes	1/15
Lot 2, Block 1, Presidents Way Townhomes	1/15
Lot 3, Block 1, Presidents Way Townhomes	1/15
Lot 4, Block 1, Presidents Way Townhomes	1/15
Lot 5, Block 1, Presidents Way Townhomes	1/15
Lot 6, Block 1, Presidents Way Townhomes	1/15
Lot 7, Block 1, Presidents Way Townhomes	1/15
Lot 8, Block 1, Presidents Way Townhomes	1/15
Lot 9, Block 1, Presidents Way Townhomes	1/15
Lot 10, Block 1, Presidents Way Townhomes	1/15
Lot 11, Block 1, Presidents Way Townhomes	1/15
Lot 1, Block 2, Presidents Way Townhomes	1/15
Lot 2, Block 2, Presidents Way Townhomes	1/15
Lot 3, Block 2, Presidents Way Townhomes	1/15
Lot 4, Block 2, Presidents Way Townhomes	1/15

EXHIBIT B

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
OF
PRESIDENTS WAY TOWNHOMES ASSOCIATION

Description of Common Areas and Limited Common Areas:

Common Areas:

Lot 12, Block 1, Plat of Presidents Way Townhomes, rice County, Minnesota

Lot 5, Block 2, Plat of Presidents Way Townhome, rice County, Minnesota

Limited Common Areas:

The portion of the driveway located in the Common Areas and immediately adjacent to each townhome shall be designated a Limited Common Area for the use of the Owner of such Townhome, his or her guests and invitees.

In Witness Whereof, the undersigned, being the Declarants herein, have hereunto caused these presents to be executed this 18th day of October, 2013.

PRESIDENT'S WAY TOWNHOME ASSOCIATION
A Minnesota non-profit corporation

By: Ron Brand
Ron Brand
It's: President

By: Evangelina Hall
Vangie Hall
It's: Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF STEELE)

The foregoing instrument was signed and acknowledged before me this 18th day of October, 2013, by Ron Brand, President of President's Way Townhome Association and Vangie Hall, Secretary of President's Way Townhome Association, a Minnesota non-profit corporation..

Jodi Goettl
Notary Public

