



INTERNATIONAL
COLONY CLUB

House and Ground Rules

1. No noxious or offensive activity shall be carried on within the common-elements, nor shall anything be done therein which may be or become an annoyance or nuisance to other owners or guests.
2. No occupant shall make, or permit to be made, any noise in a cottage or recreation areas which annoys or interferes with the rights of occupants of other cottages to use and enjoyment of their cottages. "Quiet shall prevail after 10:00 p.m. and until 8:00 a.m."
3. No signs, signals or lettering shall be inscribed or exposed on or at any window or other part of the cottages, nor shall anything be projected out of any window or other portion of a cottage.
4. No awnings, air conditioning units, or other projections shall be attached to the exterior of the cottages. No antenna shall be erected or maintained outside the physical confines of the cottages. Central air conditioning is permitted with the prior approval of the BOD for each request submitted to the Board. The approval will be contingent upon placement of the condenser, which cannot be placed on common ground; and, further be based on the decibel output (which cannot exceed 62 decibels) of the air conditioning equipment proposed. The owner must ensure that the decibel level remains at the agreed upon level. Neighbors should be consulted before application is submitted to the Board. See Minutes of March 9, 2006.
5. No awnings or window guards shall be attached to the exterior of the cottages. To restrict heat or light, green or tan window shades may be hung and must be maintained in a pristine manner or be replaced.
6. No pets are allowed on the property or in the cottages. Physically impaired persons may apply for a service pet with legally certified medical documentation. This documentation must be provided to the Board of Directors prior to Board approval.

7. **Common Areas are not to be used for the storage of furniture or other articles.**
8. **No occupant shall alter, remove or otherwise interfere with any common element furnishings, fixtures or equipment, including without limitation, the lighting or watering apparatus, in or about the buildings and ground.**
9. **No items of personal property including, without limitation, garbage cans, household supplies, or similar articles shall be placed outside the confines of a cottage, except as the Board of Directors shall prescribe. Occupants shall collect trash and refuse in such containers and keep the same in such location as the Board of Directors shall prescribe. No garbage may be placed outside on Sundays, holidays or days when the Manager has notified residents that no pickup will occur. No garbage may be left outside overnight.**
10. **Golf carts shall be parked in designated sidewalk areas in such a manner so as not to obstruct traffic. Provided, however, golf carts may be parked in the car parking lot while the owner is temporarily away in his or her car. Golf carts are not to be operated by or climbed on at any time by children and are to be operated by licensed drivers only.**
11. **Cart paths are designed for walking and golf cart traffic. No motor operated vehicles or wheeled vehicles such as bicycles, roller skates, roller blades, scooters, motor bikes or skateboards are allowed with the exception of emergency and maintenance vehicles.**
12. **Climbing on trees and fences on the property is not permitted.**
13. **Owners who rent, both long term and vacation rentals are ultimately responsible for the conduct of their renters. Each renter must be provided with a copy of the House and Ground Rules for ICC at the time of check in by the owner or owner's agent.**
14. **All persons other than owners occupying cottages must first register with the Site Manager and notify the Site Manager upon departure. Owners should make every effort to notify the Site Manager before arrival, but failing to do so, must notify the Manager immediately upon arrival.**

15. Any owner leasing or lessee subleasing a cottage must notify the Site Manager of the lease or sublease.
16. Damage to common elements or property of others by owners, tenants or guests shall be the liability of the owner. This includes damage caused by the use of golf carts.
17. Beach & pool attire and towels shall not be placed for drying where visible from the common elements.
18. Guests, renters and long-term renters or lessees are not permitted to pick fruit or flowers on the grounds.
19. None of the provisions of the Project documents are intended to be in contravention of the State or Federal Fair Housing Act. The Board will at all times comply with the provisions of the Fair Housing Acts when acting upon request by handicapped persons to make reasonable modifications, at their cost, to apartments and/or to the common elements of the project if the proposed modifications are necessary for their full enjoyment of the project. The Board will also comply with the provisions of the Fair Housing Act when acting upon requests by handicapped persons for exemptions from any of the provisions of the project documents which would interfere with said handicapped person's equal opportunity to use and/or enjoyment of their apartments and/or the common elements of the project.
20. Parking Lot Rules:
 - a. Parking lot privileges shall be limited to not over two spaces per cottage. Puukolli lots (A & B) are limited to one space per cottage.
 - b. Guests or renters with cars must register their cars with the Site Manager for parking privileges.
 - c. No mechanical work may be performed on cars in the parking lots other than in cases of emergency and then only to the extent that the car be started, enabling it to be moved from the parking lot.

- d. Stripped down, junk or excessively rusted vehicles or those in obvious need of repair, vehicles, which are without current licensing, registration and/or are not operable, are prohibited from parking anywhere within the premises.
- e. No trucks, vans, or pick-up trucks or any other vehicle used for commercial purposes and/or bearing commercial insignias, names or with a commercial registrations, will be permitted to park within the boundaries of the project unless such a commercial vehicle enters the project temporarily for the purposes of servicing a cottage or common area, which period of parking shall not exceed eight (8) hours.

Provided, however, if any owner or lessee of an owner possesses only one (1) vehicle which such owner or lessee uses for commercial purposes, then such owner or lessee shall be entitled to park such vehicle on the project site, but only after such owner or lessee registers the car, make and license plate number of such vehicle with the Site Manager, and provides satisfactory evidence to the Board of Directors that such vehicle is in fact the only vehicle owned by such owner or lessee. Vehicles of violators of these provisions will be towed at the owner's or occupant's expense.

- f. No boats or trailers may be parked in the parking lots.
 - g. No "for sale" signs may be displayed on vehicles or grounds at any time.
21. The Board of Directors has the authority to enforce these Rules and Regulations by reasonable means, including, but not limited to, towing, fining, legal action and other necessary means for enforcement. Any person in violation of the House and Ground Rules and other project documents is solely responsible for the costs of enforcement, including fines, legal fees and other necessary charges incurred for enforcement.
22. The Board of Directors shall have the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care, and cleanliness of the premises, and for the comfort and convenience of all the occupants thereof. Any changes will be ratified by 75% of owners at the next homeowners' meeting.