

FOR GLENABBY

BOARD APPROVED AUGUST 19, 2014

PURPOSE:

Whereas the Glenabby Condominium Association believes these additional limitations are necessary in order to maintain a high-quality Condominium Community involving close living accommodations and shared ownership. These rules and guidelines have been set forth to expand upon and detail the information found in the Condominium Declarations and Bylaws under which THE GLENABBY CONDOMINIUM ASSOCIATION operates. These rules, policies and guidelines may be subject to change and are applied at the discretion of the Board of Directors by a majority vote. Declarations Article III Section 2. { P}.

ARCHITECTURAL CONTROL

1. VEHICLE REPAIR:

All car repairs and maintenance must be done within the confines of the garages. No repair shall be done in the driveway or streets.

2. FLAGS:

One { 1 } flag may be affixed to the front porch post. Types of flags are limited to the American Flag, and/or College or Professional flags. The American Flag may be displayed continuously. Team flags may be displayed the day of the game only and must be removed the same day. Banners are not to be attached to the garages. However, one additional banner no larger than 12" x 15" may be displayed. This additional banner may be a seasonal banner Fall, Winter, Spring, Summer or a Holiday banner. Sports team or University banners like larger flags are to be displayed on game days only. Banners are to be hung from wrought iron garden holders. No message banners are permitted. The Board reserves the right to ask that any offensive banner be removed.

3. TRASH RECPTACLES:

Should be placed out on the evening before the designated pick-up day and stored in garages NO LATER than the evening of pickup day. To deter food articles from attracting animals, PLEASE PLACE TRASH BAGS IN A TRASH RECEPTACLE. No trash generated off site or construction debris other than from Unit Owner's personal repairs in their units is allowed.

4. GRILLS AND SMOKERS: 4.

All grills must be stored in the garage or on patios when not in use. It is the unit owner's responsibility to ensure that propane and charcoal grills are used and stored safely. No grills or smokers of any type are to be used in the garage. Unit owners may store grills on patios, provided they are covered after use and over the winter season.

5. SATELLITE DISHES:

Satellite Dishes are permitted and shall not exceed 30" in diameter and cannot be affixed to the exterior of the unit. Cable links are not to be laid over or under roofing shingles. Dishes shall be located on a pole in the Common Area close to the unit in an inconspicuous location and shall not exceed 6 ft. from established graded ground surfaces to the top of the dish. Unit owners MUST have their Satellite Dishes grounded.

6. WATER HOSE:

Water hoses are to be stored in the garage. Do not leave water hoses out when not in use as the Lawn Care people may damage it when cutting the grass. Exposed hose can also be a liability for the Association. Soaker hoses are allowed and must be laid under the mulch, but are prohibited in the small circular mulch areas around the trees. It may be attached to a connector hose from the garage when not in use. The connector hose must be removed and stored in the garage when not in use. The Association assumes no liability whatsoever for soaker hoses.

7. UNENCLOSED PORCHES AND PATIOS:

Should be tastefully furnished and uncluttered at all times.
{ See Landscape Rules }

8. SPORT AND PLAYGROUND EQUIPMENT AND CHILDREN'S TOYS:

No sports or playground equipment shall be stored in any Common area. Non patio lawn furniture should be stored in garages from Nov. 1st. to April st.

9. DRAPERIES / BLINDS, AS SEEN FROM THE EXTERIOR:

Must match hues { colors } found in siding or exterior Centurion Stone Façade, white, beiges { gray-beiges, honey-beiges } or gray.

10. EXTERIOR FACADE / WALLS:

At no time may be pierced for any reason except for satellite service hookup with Association Board Approval.

COMMERCIAL ACTIVITIES:

5

1. No commercial activities shall be permitted that violate Columbus Zoning Codes. In addition, no sales or business activities, which invite the general public, or employees or their related vehicles, will be permitted except for the sale of a unit.

Due to limited available parking, garage sales and tag sales are specifically prohibited unless approved by the Board as an Association/Community event.

2. SIGNS:

No signs will be permitted except as follows – One professionally prepared sign advertising the sale of a unit may be placed on the INTERIOR side of a window. A temporary sign for construction work is limited to 3 days.

COMMON AREAS:

Common Areas in general are the areas outside your walls, specifically defined in the Definition section of the Declarations and Bylaws on page one { 1 }. You are part owner of these areas along with other unit owners. Limited Common areas in general are the areas that are outside your walls that you would usually have sole use. These areas are specifically defined in the Definitions Section of the Declaration and Bylaws on page two { 2 }. A graphic delineation of the Limited Common versus Common Areas is located on Exhibit B of the Declaration and Bylaws. Limited Common areas are: uncovered patios, landscape or garden planting area adjacent to the service walk, the service walk and any steps or stoops, and the parking area immediately in front of garage.

Except as otherwise provided, the Common Areas shall be used for the sole and exclusive purpose, benefit and enjoyment of unit owners and in the manner which such areas and facilities were ordinarily intended.

IN ADDITION:

1. Unit owners are responsible for the maintenance and repair resulting from damage to the Common Areas caused by negligent or intentional act by the unit owner or guest of the unit owner.
2. Unit owners shall be responsible for keeping Common and Limited Common areas clear of unauthorized personal articles.

3. Children shall not be permitted to play on or climb or otherwise jeopardize lampposts, trees, shrubbery, parked vehicles or any other structures including lawn furniture.
4. Common Areas are not to be used for activities, which may be detrimental to lawn, shrubbery, trees and common sidewalks or nearby structures. Special use of any Common or Limited Common Area needs prior Board approval.
5. The Association Board must approve all alterations of any elements in the Common or Limited Common Areas including but not limited to: painting, the expansion of mulched areas or other items not covered elsewhere in this Handbook. Plans for alteration must be submitted to the Board via this Handbook, which is available from Case Bowen or any Board member.

HOLIDAY DECORATIONS:

1. Christmas lights and decorations may be placed on units and trees in Common Areas from Thanksgiving through January 10th weather permitting.
2. Christmas lights on units may be your choice, however, blinking, fading, chase or racing lights are not permitted. No exterior surfaces may be pierced by nails, screws or tacks in hanging decorations of any kind. 3M Command Hooks and the like are permitted. Christmas is the only time colored lights are permitted. Lights may also be placed on patio fences.
3. No musical decorations or musical lights of any kind are allowed.
4. The following additional holidays may have decorative items displayed in mulch areas and porches: Fall/Halloween {Sept. 15 to Nov.10}, Thanksgiving {Nov.10 to Dec. 1}, Christmas {Dec.1 to January 10}, Easter, one week before calendar date and one week after Easter, and the 4th of July {June 30 to July 10}. No decorations are to be hung from the trees other than at Christmas when the trees are dormant and less likely to be injured. Unit owners are responsible for any damage to trees and shrubs.
5. No inflatable decorations are permitted. Only one holiday decoration may be 5 ft. tall. No seasonal or holiday decoration can be taller than or block any window. Porches and walks are to be uncluttered to maintain ingress and egress paths for visitors and emergency equipment.

LANDSCAPE:

7

1. Flowerbeds should not be wider than existing mulched areas in Limited and Common Areas. For the safety of residents, plants must not have a height of more than 50 inches {fence height }. Both annuals and perennials are permitted in mulch areas or flowerpots. No invasive plants may be planted. No plants are to compromise Association-owned plants. Mulch is limited in color to that of existing mulch applied by the Association. Expansion of any mulch areas or removal of sod for any reason needs Board approval. Submittal forms are available from Case Bowen or from any Board Member. Flowers are not to block windows.
2. Additional lighting { landscape or solar } are limited to twelve { 12 } and can only be displayed in the Common mulched areas and must be maintained and displayed in an upright manner. The maintenance of all landscape lights is the responsibility of the unit owners. The owner also accepts any liability associated with the lights. Landscape lights are to illuminate with light that is blue, yellow or white in color. No blinking, fading, chase or racing lights are permitted.
3. No person may remove existing Association owned trees or shrubbery without Board approval. No new shrubbery or trees may be planted without Board approval.
4. In general, no heavy objects may be hung from trees that exceed a maximum weight of 1.5 lbs. No item of any kind may be placed in the grass areas.
5. Restricted items in Limited and Common Areas: artificial flowers, spinning ornamental items, pinwheels, windsocks, wind chimes, plastic ornaments such as pink flamingos, no silhouette cutouts of any kind. The Board may add to this list as needed.
6. Nothing may be placed on the driveways other than one { 1 } potted plant next to the downspout by the garage door of each unit.

7. By the end of October all annuals and potted plants must be removed from all Common areas. Chairs and tables on porches and end of the walk must be stored in the garage from October 31 to April 1. { Also Patio Rules }

LANDSCAPE DECORATIONS / LAWN FURNITURE :

1. Limited Common Areas { porches and sidewalks }

A. Porches: Porches are to be uncluttered to permit emergency and pedestrian traffic and entrance into a unit. Any one of the four { 4 } separate listed decorative combinations is permitted.

1. One bench and one 16 inch potted plant, or one single potted plant no taller than 36 inches.
2. One chair and three potted plants. Potted plants must be smaller than 16 inches in diameter and a height of 18 inches.
3. One chair and one small table, but only if no table and chair are placed at the end of the walk.
4. Any combination of potted plants or small decorative objects { smaller than 14 inches High } with a maximum total of three.

Only the bench may remain in place after October 15. All other items must be removed to allow for snow removal.

Nothing may be hung or attached to the porch post other than one flag holder.

B. Sidewalks: Sidewalks are to be open to allow for egress and ingress to the front door. The following items are permitted:

1. One table and two chairs may be placed at the end of the walk in the enlarged and squared

Concrete area at the end of the walk. Table must permit easy passage to the walk.

9

2. One potted plant may be placed on the concrete at the end of the walk in the large squared concrete area but must not exceed 28 inches in diameter and a height of 48 inches.
3. The mulch areas that parallel the sidewalk may have planted plants or potted plants. Potted plants in the mulch areas adjacent to the wall must not be more than 14 inches in diameter. One trellis may be used to support plants, but no trellis plant may be more than 72 inches in height. No plant may grow onto any wall or porch post. Trellises can only be used on wall side of the walk and may not be attached to any architectural element
4. Rocks or bricks may be used to edge the mulch areas along driveways to help keep mulch from washing onto the driveway. Use of bricks or rocks requires Board approval to ensure uniformity.

C. PATIOS:

1. Patios are to be kept uncluttered.
2. One patio table with an umbrella and chairs is allowed. The umbrella must be stored away after October 31 to April 1. Units with patios may have patio furniture outside from April 1 through October 31 . During the winter months of November to March, only covered table, covered chairs and covered grill may be stored on the patio. All other items must be stored inside the condo or garage. Owners must accept the sole responsibility for the security of the furniture.
3. Potted or planted plants are allowed on the inside of the patio fence. Planted plants are allowed on the outside of the fence in the mulch area.
4. Nothing may be attached to or hung from the fence.
5. No trellises are allowed in patios or patio areas.
6. All plans for adding a patio must have Board approval.
7. Grills and all furniture must be covered after seasonal use or stored in the garage.
8. No fire pits of any kind will be allowed.

2. COMMON MULCH AREAS:

10

A total of 10 decorative items are allowed in the Common Mulch areas. Any combination from the list below may be used to make up the list of 10

1. Up to four {4 } statues with a maximum of 46 inches.
2. Shepherd hooks with a maximum height of 72 inches are permitted. No more than three wrought iron Shepherd hook hangers are permitted with a limit of two pots each.
3. Up to 4 potted plants are permitted with a diameter no greater than 18 inches and a height of 48 inches. Wooden or woven baskets must be placed on paver bricks or similar concrete supports to help prevent wood rot or insect infestation.
4. One trellis is permitted with a maximum height of 72 inches. The trellis may not be attached to any architectural element and must be black wrought iron. Trellised plants cannot be higher than 72 inches.
5. One birdbath or one water fountain / feature are allowed but water must be kept clean with fresh water.
6. Two birdfeeders are allowed. Unit owners must keep areas below and near the feeder free of any debris at all times. Birdfeeders may be freestanding with a maximum height of 72 inches.
7. One black wrought iron garden flag holder is permitted.
8. One bench is permitted and counts as two statues.
9. Four decorative stones may be used in the front Common mulch bed or three stepping stones. Stones may only be used along the driveway-mulched areas. No stones are permitted as edging for any grass area.

MAINTENANCE / CLEANING RESPONSIBILITIES OF UNIT OWNERS:

11

1. Air Conditioners
2. Exterior porch and garage lights
3. Exterior front and patio door, glass and screen, windows and screens

NUISANCES:

1. Vehicles with loud exhaust, including motorcycles, shall respect their neighbors by keeping exhaust noise to a minimum during early morning and late evening hours. No noxious, offensive or illegal activity shall be conducted in any unit or in the Common Area grounds; nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Our speed limit on the complex is 15 miles per hour.

OCCUPANCY RESTRICTIONS:

1. Units are restricted to six { 6 } full time occupants. Owners may not rent out a single room or rooms in his/her unit. Only the entire unit may be rented as stated in the original Declarations and Bylaws.

PARKING / VEHICLES:

1. Residents' automobiles are to be parked in their garages or on their driveways. The turnarounds are to be used for short term or visitor parking. Special time extensions may be granted by the Board. Unauthorized vehicles are subject to towing at the owner's expense.
2. Parking in front of the Community Center is for short-term use only.

3. No blocking of the mailboxes or fire hydrants at any time.

12

4. All parked automobiles in drives must be operable and utilized. If a vehicle has not been moved in seven { 7 } days, it will be considered a “stored vehicle” and subject to be towed at the owner’s expense, unless otherwise approved by the Board.
5. Parking of recreational vehicles is limited to 48 hours for loading and unloading purposes and not more than 7 days for visitors unless otherwise approved by the Board.
6. Parking of moving vans or PODS is limited to 72 hours.
7. Parking areas may not be used for any other purpose without Board approval. Boat parking is limited to 24 hours.
8. Residents are responsible for controlling their visitors’ parking and for asking them to comply with our rules to prevent any inconveniences to other unit owners. It is hoped that adjacent unit owners can work out parking situations without the need for Board intervention.

PETS – { Rules for Limited Common and Common Areas Including Patios }

1. No more than two domesticated household pets, neither bred or maintained for commercial purposes, may be kept in any one-condo unit. All pets living in a unit are to have an adult weight of no more than 50 lbs. The only exception permitted are service animals { Seeing Eye dogs or Medical Assistance dogs } . The following breeds/mixes are not permitted: Pit Bulls, Border Collies, Short Haired Pinchers, Bullterriers, Glen of Imaal Terriers, German Hunting Terrier, Karelian Bear Dog and Chows. These breeds are classified as aggressive and are not suitable for the close living conditions in our condo community. Current unit owners with pets that exceed the weight limit, or on the restricted breed list are grandfathered. All new pets of unit owners are subject to the new weight and breed limits as of November 9, 2011.
2. Pet owners will have their pets on a leash { no longer than 16 ft in length } at all times and always under the control of a responsible person when outside of a unit. Pet owners must remove animal waste immediately.

3. Pets shall not be left outside in any area without supervision. This includes the use of chains and tethers. No chain or tether can be attached to any outside element: posts, downspouts, fences or left outside when not in use. Owners are responsible for damages by pets.
4. Pet owners shall be required to prevent their pets from annoying others with continuous animal noise. Owners are responsible for their pet's behavior. Any menacing pet behavior will be reported to the appropriate authority. Pet owners are also responsible for their pet's behavior when they are away from their units and the animal is alone.
5. Any damage done to the Common Areas or Limited Common Areas such as pet urination will require repair by the unit owner within 15 days. Pet wastes must be removed immediately and placed in a trash container in garages
6. Visiting pets must abide by the same rules listed above. If a pet owner is a guest of a unit owner, the unit owner shall also be held responsible for the actions of the visiting pet and be subject to the same penalties for the visiting pet's violation of these rules.
7. All pets must be vaccinated properly. Upon request by the Board or any unit owner, a pet owner must supply an up to date Certificate Of Vaccination. Unleashed and/or free roaming dogs and cats are considered " strays ". Their behavior is unpredictable and possibly dangerous, especially to children. Please report all strays to the Franklin County Warden at 614-462-3400.

SECURITY:

1. This is a private residential community and soliciting is not permitted.
2. To help prevent criminal activities within our community, be alert to unusual activities, individuals and vehicles. If you believe something is amiss, call 911 immediately or, if it a

Non-emergency, call the police at 645-4545. Write down license numbers of suspicious vehicles.

3. Two { 2 } professional security signs are permitted but they must be confined to mulch areas close to an exterior wall.
4. No alteration including foil is to be made to any streetlight.

PEST CONTROL:

Interior pest control is the responsibility of the unit owner. The Association is only responsible for external pest control and only at the discretion of the Board if the pest is deemed a health hazard.

ENFORCEMENT

All residents are asked to support these Rules and Guidelines in order that the Community will be more attractive and harmonious place to live. If a violation exists, the Managing Company will notify the unit owner with a letter. If the violation exists more than two weeks after the notification, the Association shall remediate the violation and an assessment fee will be levied on the unit owner. The full cost of the remediation is the sole responsibility of the unit owner in addition to and above the amount of the assessment.

COMMUNITY CENTER

All children under 18 years of age must be accompanied by the unit OWNER when using the Community Center. Only unit owners can reserve the Community Center and must be present during its use. Any owner using the Community Center, by reservation or for casual use, will be held responsible for the timely cleanup and immediate reporting of damage. Please read the Community Center Agreement for specific guidelines. To reserve the Community Center, all unit owners must be current on all condo fees and/or assessments.

THESE RULES AND GUIDELINES SUPERSEDE PREVIOUS PUBLISHED RULES.

THE GLENABBY BOARD OF DIRECTORS

AUGUST 19, 2014

TABLE OF CONTENTS

2

DESCRIPTION:	PAGE
PURPOSE	3
ARCHITECTURAL	3-4
COMMERCIAL	5
COMMON AREAS	5-6
HOLIDAY DECORATIONS	6
LANDSCAPE	7
LANDSCAPE DECORATIONS / LAWN FURNITURE	8-10
LIMITED COMMON AREAS COMMON MULCH AREAS	
MAINTENANCE RESPONSIBILITIES OF UNIT OWNER	11
NUISANCES	11
OCCUPANCY RESTRICTIONS	11
PARKING / VEHICLE	11-12
PETS	12-13
SECURITY	13-14
PEST CONTROL	14
ENFORCEMENT	14
COMMUNITY CENTER	14

