

ARTICLE VII

OTHER COMMON AREA USE

- 7.1 **Passages** Sidewalks, entrances, drives, passages, hallways and stairways shall not be obstructed or used for any purpose other than ingress and egress. All residents of a building must approve requests for wrought iron entry railings and share the expense thereof unless otherwise agreed. The design of the railing and installation method must be approved by the Board before installation.
- 7.2 **Utility Room, Storage Closets and Back Halls** Utility rooms and halls shall not be used for storage of personal property, and lights should be turned off when the room or back hall is not in use. Trash containers are located in the utility room. Boxes should be broken down. If any garbage or other odor-producing material is deposited, it shall be put in securely tied plastic bags then placed in the trash container with the lid firmly in place. The garbage cans should not be overfilled and, if any items are too large to place in the containers, you may place them directly in the dumpster on the property. If you are unable to open the main door to the dumpster, there is a small opening on the south side of the fenced-in area. Not littering of the utility room is permitted. Lights in storage rooms should not be left on. Storage of kerosene, gasoline or other flammable, combustible, or explosive agents in storage rooms or units is not allowed. No electrical appliance such as freezers, or any item requires use of electricity, may be used while in the storage closet.
- 7.3 **Entry Lobbies** Unit owners shall not soil or damage the entryway lobbies and the perpetrator will be financially responsible for repair or cleaning of same. No decoration of any kind may be put in the entryway lobbies including pictures, planters or furniture. A resident is permitted to decorate their own door at Christmas, or may decorate the hand railing going up to the second floor. No curtains are to be installed on side windows of building entryways or the window over the door. Residents' names shall not be displayed in the entry lobbies except in the space provided on mail boxes on the brass name plates on the residents' mailbox door.
- 7.4 **Moving In or Out of Units** Residents taking possession or vacating a unit must put tarps down when moving their possessions to protect the flooring and other common property. Any damage to common property will be the responsibility of the owner whose representatives caused the damage.
- 7.5 **Green Areas** Green areas as Hunters Glen shall not be littered, nor shall personal property be left in said areas. Nothing shall be done in said areas which is, or tends to be detrimental to the grass, trees, and/or shrubs in said green areas. Sunbathing is permitted on balconies, patios and backyard areas. However, sunbathing is prohibited in the front of buildings. No boisterous or noisy activities shall be conducted in said areas or in any of the common areas of Hunters Glen. Any activities which disturb other residents or cause concern for injury or damage to property may be terminated upon request of any resident.

7.6 Flower Plantings Around Buildings

Plantings at the front of the buildings is prohibited, unless there is written approval of the Landscape Committee and the Hunters Glen Board. All urns at the front of a building must contain live plants. There shall be no flower baskets suspended from trees. Residents may beautify the area adjacent to their patio with flowers and plantings. All dead foliage must be removed in the fall, or when necessary, from all plantings. Residents are responsible for cleaning the areas at the end of the season.

- 7.7 Balconies, Patios and Privacy Fences** No linens, bath towels, cloths, clothing, rugs, mops, laundry or other articles may be shaken or hung from balconies, patios, windows or entryways. Residents shall not allow anything to fall from balconies or windows. No personal property not commonly used in connection with or for decorating patios and balconies (excepting furniture) shall be left on same. All balcony railings shall remain the color designated by the Board and green, beige or brown Astroturf is acceptable. Any other flooring choices must have written Board approval. No alteration, extensions, fencing, or enclosures of patios or balconies shall be permitted without the consent of the Board which has adopted rules, regulations and specifications for same. The ground area between patio doors and privacy fences must be neatly maintained at all times. Patio enclosure roofs shall be kept free of debris and cleaned by the owner. The cost of maintaining, repainting, restaining or reroofing patio or balcony enclosures shall be the responsibility of the unit owner and it shall be the determination of the Board of Directors of the Association or a committee appointed by said board to determine the need for repainting, restaining or reroofing the improvement and that the improvement must be maintained by the unit owner consistent with the original approval and such other regulations as the Board of Directors the Association shall from time to time adopt. Privacy fences are to be maintained or may be removed at the owner's expense.

Barbeque grills may be used behind the buildings and the clubhouse, maintaining a safe distance from all buildings and flammable materials – approximately 10 feet and in accordance with the rules set forth by the Fire Marshall.

Gas grills should not be stored inside your enclosed porch or storage closet. At the end of the season, your grill may be stored at the maintenance storage shed or behind the clubhouse, and retrieved again in the spring. While barbecuing, grills should never be left unattended.

- 7.8 Fences and Walls** No one shall climb over, dig under, or sit upon any fence or wall at Hunters Glen. Nor shall any fence boards be removed or anything done to the fences or walls which does or tends to damage them.

- 7.9 Entrance Corridor** There shall be no loitering or other use of the entrance way on Hunters Drive from the gatehouse to Hunters Lane, excepting walking pets, nor shall anyone loiter or play in the vicinity unless sitting on the metal benches.

- 7.10 Use of Water** Residents of Hunters Glen are asked to be respectful of their water use in watering plants, trees, and grass outside of their units.

7.11 Heat Pumps and Condensers Heat pumps may be installed by individual unit owners as approved by the Board of Directors. Heat pumps not requiring new coolant lines and not exceeding 36" in width and 36" in height and installed on condenser pads do not need approval. Installation of condensers requires the contractor to contact the management company and submit specifications for approval. If any tubing is installed to a second floor unit, it will be the responsibility of the unit owner to have the pipe painted to blend with the color of the building in accordance with current colors.

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