

HARBOUR COVE ON THE LAKE

A CONDOMINIUM COMMUNITY

RULES AND REGULATIONS

EXHIBIT B OF BYLAWS

1. Sidewalks, entrances, passages, vestibules, stairways, corridors, and halls must not be obstructed or encumbered or used for any purpose other than ingress to and egress from Harbour Cove On The Lake.
2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by Co-owner on any part of the outside or inside of the units or buildings.
3. No awnings or other projections shall be attached to or protrude beyond the outside walls of the buildings, and no blinds, shades, or screens shall be attached to or hung in or used in connection with any window of the unit, unless already provided by the Developer or prior written consent of the Association has been obtained.
4. No radio or television aerials, antennas, or satellite dishes shall be erected in or about any part of the Premises without the prior written consent of the Association.
5. Co-owners shall not sweep or throw into any of the common areas of Harbour Cove On The Lake any dirt or other foreign substance.
6. Nothing shall be done in or about the Common Elements that will interfere with the rights, comforts, or convenience of other Co-owners. No musical instruments, radios, televisions, or stereo equipment shall be operated in a manner that is disturbing or annoying to other Co-owners, nor shall any disturbing noise be made at any time.
7. Window sills should be kept free of all personal property that would produce an unsightly view.
8. The trees, lawn, and shrubbery are a vital and valuable part of Harbour Cove On The Lake, and the Co-owner shall be liable for damages for any mutilation or defacing thereof for which he or she is responsible.
9. Laundry work shall be done only in the areas provided for such purpose. Washing machines and dryers shall be used and operated in the area so designated. The Association is not responsible for lost, stolen, or damaged articles.
10. No furniture, fixtures, or equipment owned by the Association shall be moved from any part of the Condominium Premises.
11. The storage of kerosene, gasoline or other hazardous, flammable, or explosive agents or material is expressly prohibited within the Premises or carports.
12. No personal property of any kind shall be placed or kept on the lawns or parking lot, nor shall such areas be used for lounging, playing, or any other activities without the consent of the Association.
13. Balconies and patios (a reasonable amount of patio furniture notwithstanding) shall not be used as a storage area. No animals shall be allowed onto the balconies. No charcoal or other fires are permitted on balconies or patios. Barbecuing on the balconies or patios is only permissible if a gas grill is used and the Co-owner maintains a fully charged fire extinguisher. Otherwise,

- any barbecuing on the grounds shall be done at least ten (10) feet away from any building or structure.
14. Storage is not permitted in either the exterior meter rooms or exterior furnace rooms of the Condominium.
 15. Children are only to play in areas provided for that purpose. Playing in the halls, entrances, parking lot, stairways, and basement of the buildings in Harbour Cove On The Lake is expressly prohibited.
 16. The Association will retain a pass key to all units. No Co-owner shall alter any lock or install a new lock or knocker on any door without the written consent of the Association. In case such a consent is given, the Co-owner shall provide the Association with an additional key. In the event the Co-owner is locked out of his or her unit, Co-owner shall notify the Association and Co-owner shall pay a "lock-out" fee in the amount of Twenty Dollars (\$20.00) upon demand by the Association, if a demand is made.
 17. The pouring of grease or other foreign substances into the sinks or toilet is expressly forbidden. All grease shall be disposed of with garbage in proper receptacles.
 18. Trash and non-recyclable refuse must be placed in the supplied containers located in the designated storage areas for collection. Co-owners are responsible for placing and promptly retrieving their recycling containers (if applicable) from the designated collection area.
 19. Any and all damages to the Condominium Premises caused by the moving or carrying of articles therein shall be paid for by the Co-owner involved. All move-ins and move-outs shall be completed expediently and not prohibit ingress to and egress from other units.
 20. Co-owners shall park only in designated areas and shall not back their vehicles into the parking spaces. No automobile, boat (unless written approval is obtained from the Association), or recreational vehicle storage is allowed. Vehicles must have current licenses and registrations and be in highway driveable condition. No repairing or washing of said vehicles will be done at any time in the parking lot. Any vehicles disturbing to residents are expressly prohibited and shall not be brought into the parking lot. Furthermore, commercial vehicles are not allowed in the parking lot at any time. Co-owners will be responsible for any towing or removal costs of personal vehicles or those belonging to guests. The Association has sole discretion as to whether a vehicle may be considered "disturbing."
 21. The decks and patios shall, at all times, be kept completely free of all bicycles, papers, and personal items of whatever nature, with the exception of a gas barbecue grill as provided above. Should the Co-owner place personal property on the deck or patio which appearance is not satisfactory to the Association, the Co-owner shall remove it promptly after written notice has been tendered by the Association.
 22. No waterbeds shall be permitted except upon prior written approval by the Association and with proof of waterbed insurance tendered beforehand.
 23. Co-owners shall make all requests for repairs in writing and forward them to Association.
 24. Fresh Christmas trees may not be maintained within the units by the Co-owners under any circumstances.
 25. Pets must be registered with the Association.
 26. Toilets and sinks shall be used only for their intended purposes, and only toilet paper may be flushed through the toilets. Paper towels, sanitary napkins, and other such materials are not to be disposed of in the toilets under any circumstances.

27. Any littering on Condominium Premises by a Co-owner or Co-owner's guest, invitee, or tenant will subject said Co-owner to a fine of \$100.00.
28. Specific rules and regulations regarding the use of the swimming pool, tennis courts, and sand volleyball court are posted at the entrance and/or location of each recreational area, and may be amended periodically.
29. Specific rules and regulations regarding the Dock and Lakefront Area along Ford Lake, including the use of boats and other watersport vehicles, can be retained from the Association. Furthermore, boating and safety rules and regulations governing Ford Lake, as issued by the Charter Township of Ypsilanti and/or the Michigan Department of Natural Resources, must be adhered to at all times.

These Rules and Regulations may be amended from time to time by the Board of Directors. Copies of the Rules and Regulations, and any amendments thereto, shall be furnished to all Co-owners and shall become effective 30 days after mailing or delivery, except this original set, which becomes binding upon receipt.